

NOTICE OF VIRTUAL HEARING

Application Number: A-8427-02 , A-8578-02, A-8579-02

Applicant(s) Name: Carrollton Oak Creek, LLC (Applicant)

Date and time of scheduled Zoning Hearing Examiner meeting: January 29, 2025

Description of Request: Application of Carrollton Oak Creek, LLC (Applicant); request to amend the Basic Plan to create a separate Basic Plan for approximately 8.11 acres of land in the LCD (Legacy Comprehensive Design) Zone and raise the density cap for housing to construct 28 single-family detached homes on part of Parcel B Bowieville (approximately 3.21 acres) and Parcel 003 (previously known as Parcel 00 and approximately 4.88 acres) and amend conditions; property is located at the northeast intersection of Church Road and Mary Bowie Parkway, and is further identified as Tax Map 69/Grid B4 and 800 Church Road South, Upper Marlboro, MD.

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Attention: Due to the current state of the novel coronavirus (COVID-19) pandemic, and the implications of the Council's Emergency Resolutions including, CR-35-2020, the Zoning Hearing Examiners Office is operating under emergency procedures. As authorized and all or a portion of the hearing will be conducted virtually and in accordance with District Council Rules of Procedure.

Requests to become Persons of Record should be submitted electronically by email to: ZHE@co.pg.md.us no later than 5:00 p.m. on January 27, 2025. Persons of Record will receive an email with information to join the virtual meeting platform.

If you have not viewed the documents you can find them at <https://pgccouncil.us/LZIS>. Once there select "Guide", then "ZHE", then the application name and hearing date, then "meeting details" and finally "attachments".

Upon notification of an evidentiary hearing before the Zoning Hearing Examiner, any interested party shall submit documents for the record in person, by email, by other electronic portals, or in the County provided drop box. **A copy of all large Site Plans or other documents must be submitted in person in the County provided drop box.** All documents for the record shall be submitted no later than five (5) business days before the scheduled evidentiary hearing. With permission from the Zoning Hearing Examiner, a party may submit supplemental documents for the record closer to the hearing or at the hearing. Any interested party may contact The Office of the Zoning Hearing Examiner to receive a paper copy of a document if the document is not accessible online.

The Zoning Hearing Examiner shall not be responsible for resolving any technical difficulties incurred by any person participating in a virtual/remote hearing.

This notice is for informational purposes only. Per CB-1-2004 you have received this Notice of Public Hearing because you signed up to become a Person of Record. If you have any questions, please contact the Zoning Hearing Examiner at email ZHE@co.pg.md.us. or call (301) 952-3644.

DATE MAILED BY US POSTAL SERVICE/EMAILED: 12/19/2024 to Persons of Record (List attached to original in file)