



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
[www.mncppc.org/pgco](http://www.mncppc.org/pgco)

PGCPB No. 19-07

## R E S O L U T I O N

WHEREAS, K & P Holdings, LLC, is the owner of Parcel A and Parcel B, consisting of 4.1983 acres of land as shown on Preliminary Plat of Subdivision 4-05140, entitled Mill Branch, situated in Prince George's County, Maryland, Election District No. 7, and as shown on Tax Map 63, Grid E-1, located southeast of the intersection of Mill Branch Road and Crain Highway (US 301), and having been conveyed by Thomas H. Price, III and James J. Fitzgibbons, Trustees, by deed dated December 27, 2010, and recorded in Liber 32315 at Folio 51, in Plat Book MMB 240 at Plats 57 and 58, all references being to the Land Records of Prince George's County, Maryland; and

WHEREAS, the Commission, upon review of the Preliminary Subdivision Plan submitted herein, which incorporates the parcels of this plan to be reserved, referred the Preliminary Subdivision Plan to its General Plan and studies related thereto, to determine the need for reserving for public use any of the land included in the Preliminary Subdivision Plan; and

WHEREAS, on February 18, 2016, The Maryland-National Capital Park and Planning Commission, by Resolution No. 16-16, duly adopted, placed the above-mentioned property in reservation for public use, and by Resolution No. 19-07, adopted February 14, 2019, continued said reservation for an additional one (1) year;

WHEREAS, the above-described property lies within the right-of-way for the proposed F-10 US 301 upgrade, said proposed improvement being referred to in the Bowie and Vicinity Master Plan, as part of the General Plan for the Physical Development of the Maryland-Washington Regional District, and said property is accordingly required for public use; and

WHEREAS, studies by The Maryland-National Capital Park and Planning Commission determine and demonstrate the necessity of locating the proposed F-10 US 301 upgrade, as shown on the Bowie and Vicinity Master Plan, Prince George's County, incorporated herein, and emphasize the need to preserve the required land against loss or encroachment; and

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Division II of the Land Use Article of the Annotated Code of Maryland, and the Regulations for the Subdivision of Land for the Maryland-Washington Regional District in Prince George's County, Maryland, as amended, The Maryland-National Capital Park and Planning Commission hereby declares the above described 4.1983 acres of land to be a Reservation of Land for Public Use; said land to be used for the proposed F-10 US 301 upgrade; and

BE IT FURTHER RESOLVED, during the reservation period, no building or structure shall be erected upon the land so reserved. No trees, topsoil, or cover shall be removed or destroyed. No grading shall be done. No storm drainage structure shall be built so as to discharge water on the reserved land. No

land so reserved shall be put to any use whatsoever, except upon written approval of the Planning Board, as provided herein. All land so reserved shall be maintained by the owner as required by County law. The Planning Board shall be notified immediately upon the sale of any land so reserved and be provided with documents from the Land Records attesting to such sale; and

BE IT FURTHER RESOLVED, that certified copies of this resolution be transmitted to the Owner of Record and to the Supervisor of Assessments and to the Washington Suburban Sanitary Commission, advising said offices of the tax abatement provisions of Division II of the Land Use Article of the Annotated Code of Maryland and the ordinances of Prince George’s County, with respect to such reservation of land for public use, so that the land so reserved may be exempted from the levy of State, County and local taxes for a period of ONE (1) year beginning February 19, 2019 and ending February 18, 2020.

BE IT FURTHER RESOLVED, that an appropriate Reservation Plat covering the aforesaid property, be prepared by the staff of this Commission, certified by its authorized representatives, and duly recorded among the Land Records of Prince George’s County, Maryland; and

BE IT FURTHER RESOLVED, that a copy of the above Reservation Plat be attached to and accompany each Resolution which is transmitted to the Owner of Record and to the various State and County officials hereinbefore enumerated; and

BE IT FURTHER RESOLVED, that a notice of this Resolution be published once in each of the County newspaper of record, in the Maryland-Washington Regional District in Prince George’s County, as required by the above-referenced Regulations for the Subdivision of Land.

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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 Geraldo seconded by Commissioner Doerner with Commissioners Hewlett, Geraldo, Doerner, Bailey and Washington voting in favor of the motion, at its regular meeting held on Thursday, February 7, 2019, in Upper Marlboro, Maryland.

Adopted by the Prince George’s County Planning Board this \_\_ day of \_\_\_\_\_.

Elizabeth M. Hewlett  
Chairman

By Jessica Jones  
Planning Board Administrator