

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2023 Legislative Session

Resolution No. CR-098-2023
Proposed by The Chair (by request - County Executive)
Introduced by Council Members Watson, Fisher, Dernoga, Hawkins and Franklin
Co-Sponsors _____
Date of Introduction October 17, 2023

RESOLUTION

1 A RESOLUTION concerning

2 School Facilities Surcharge Waiver

3 For the purpose of approving a partial waiver of the school facilities surcharge for all residential
4 units of the mixed-use project, The Promise, a transformative Transit-Oriented Development
5 encompassing 15 acres in unincorporated Oxon Hill, developed by Petra.

6 **WHEREAS**, pursuant to Section 10-192.01(a) of the Prince George's County Code, the
7 County Council, acting as the governing body of Prince George's County, shall impose a school
8 facilities surcharge on new residential construction for which a building permit is issued on or after
9 July 1, 2003; and

10 **WHEREAS**, consistent with the requirements of Chapter 351 of the Laws of Maryland of
11 2019 (House Bill 225), codified at Section 10-192.01(c)(1)(B) of the Prince George's County
12 Code, the County Council, by Resolution, shall reduce the school facilities surcharge by 50% for
13 multi-family housing projects, with a building permit issued on or after April 1, 2019, constructed
14 where there is no approved Transit District Overlay Zone, within one-quarter mile of a Metro
15 Station or a MARC Station;

16 **WHEREAS**, The Promise will be located at 1501 Southern Avenue, Oxon Hill, MD,
17 20745. The property is situated in a residential area of Oxon Hill with access to community
18 services, public transportation, and recreation.; and

19 **WHEREAS**, The Promise will consist of 841 residential units of all types, including age-
20 restricted senior units, and over 100 affordable units at 65% of Area Median Income (AMI) for
21 the Washington-Arlington-Alexandria, DC-VA-MD Metro FMR Area, adjusted for household
22 size; and

1 **WHEREAS**, The Promise will be located in a neighborhood that is served by public
2 transportation with the Southern Avenue Metro station located within .25 mile of the property and
3 14 Washington Metropolitan Area Transit Authority (“WMATA”) bus lines stopping within .2
4 miles of the property; and

5 **WHEREAS**, The Promise will be located within the area described in
6 Section 10-192.01(c)(1)(B). Its use will be consistent with the scope of the approved Southern
7 Green Line Station Area Sector Plan; and The Promise is part of the approved Preliminary Plan of
8 Subdivision Case #4-19052; and


9 **WHEREAS**, the County Executive has further determined, because The Promise project
10 will have many positive effects on the residential and commercial environment in the broader
11 Oxon Hill area, that the required school facilities surcharge for the project be reduced by 50%, and
12 that building permits may be issued without the full imposition of the surcharge; and

13 **WHEREAS**, this Resolution, subject to the County Council approval, will complete the
14 process required for a 50% reduction of school facilities surcharge for The Promise project; and

15 **NOW, THEREFORE, BE IT RESOLVED** that the school facilities surcharge shall be
16 reduced by 50% for the residential units of The Promise.
17


Adopted this 7th day of November , 2023.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: 

Thomas E. Dernoga
Chair

ATTEST:



Donna J. Brown
Clerk of the Council