

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2023 Legislative Session**

Resolution No. CR-072-2023

Proposed by Council Members Ivey and Harrison

Introduced by Council Members Ivey, Harrison, Watson, Dernoga, Hawkins,  
Olson and Franklin

Co-Sponsors \_\_\_\_\_

Date of Introduction July 18, 2023

**RESOLUTION**

1 A RESOLUTION concerning

2 2009 Countywide Master Plan of Transportation—Minor Plan Amendment—Initiation  
3 For the purpose of directing the Prince George’s Planning Board of the Maryland-National  
4 Capital Park and Planning Commission to initiate a minor amendment to the 2009 *Countywide*  
5 *Master Plan of Transportation* – in particular, to revise the recommendations regarding a portion  
6 of the future F-10 project; and declaring that a public hearing be conducted to seek public  
7 testimony on the proposed minor amendment, in accordance with law.

8 WHEREAS, pursuant to its authority set forth in the Regional District Act within the Land  
9 Use Article, Annotated Code of Maryland, the County Council of Prince George’s County,  
10 sitting as the District Council for that portion of the Maryland-Washington Regional District in  
11 Prince George’s County (“District Council”), approved the 2009 *Countywide Master Plan of*  
12 *Transportation* via adoption of CR-089-2009 (“Master Plan”) on November 17, 2014; and

13 WHEREAS, pursuant to its authority set forth in the Regional District Act within the Land  
14 Use Article, Annotated Code of Maryland, the District Council approved its current General Plan  
15 for the County, *Plan Prince George’s 2035* (“General Plan”), via adoption of CR-026-2014 on  
16 May 6, 2014; and

17 WHEREAS, CR-026-2014 amended the General Plan to require that the F-10 project not  
18 include any right of way or other preservation of approximately 10.71 acres of property known  
19 as Parcel “C” of the “Penn – 8 301 Industrial Center,” recorded among the land records of Prince  
20 George’s County in Plat Book 9 71, at Plat Book Page No. 23, and generally bounded by Crain

1 Highway (US 301) on the west, 10 Pennsylvania Avenue on the south, Chevy Drive along the  
2 north and east; and

3 WHEREAS, the aforementioned amendment to the General Plan resulted in a  
4 corresponding impact on the alignment of the future F-10 project through several properties as  
5 reflected in the 2009 *Countywide Master Plan of Transportation*; and

6 WHEREAS, this minor amendment serves as an administrative correction to the 2009  
7 *Countywide Master Plan of Transportation*, which is needed to clarify the alignment of the F-10  
8 project consistent with the approved General Plan for the County, and

9 WHEREAS, the District Council finds that the proposed minor amendments fall within the  
10 parameters authorized by the provisions of Section 27-3502 (i)(2), as the amendments proposed  
11 herein: (1) advance defined public objectives; (2) involve no more than 50% of the applicable  
12 plan area, but are not limited to a single parcel of land or landowner; and (3) are limited to  
13 specific issues regarding public planning objectives; and

14 WHEREAS, it is the finding of the District Council that the proposed minor amendments  
15 do not fall within the parameters of Section 27-3502 (i)(3), as the amendments proposed herein  
16 do not: (1) rezone any land; (2) change a General Plan center designation; (3) require major  
17 transportation or public facilities analysis or revised water and sewer classification; or (4) amend  
18 the County's growth boundary; and

19 WHEREAS, upon approval of this Resolution, and in accordance with applicable law, the  
20 proposed minor amendment to the 2009 Master Plan shall be subject to all notice and public  
21 hearing requirements to seek public comment on the minor amendment.

22 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
23 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
24 Regional District in Prince George's County, Maryland, that, in accordance with Sections  
25 27-3502 and 27-3503 of the Zoning Ordinance, the Prince George's County Planning Board of  
26 the Maryland-National Capital Park and Planning Commission is hereby directed to initiate a  
27 minor amendment to the 2009 *Countywide Master Plan of Transportation* as follows:

28 **MINOR AMENDMENT NUMBER 1:**

29 Insert the following language on page 46 of the 2009 Countywide Master Plan of  
30 Transportation after "STRATEGIES: 4. Show F-9 and F-10 south of the MD 5/US 301  
31 interchange as study corridors, per the US 301 Waldorf Area Transportation Study.":

1 “The F-10 project shall not include any right of way or other preservation of the following  
 2 properties: approximately 10.71 acres of property known as Parcel “C” of the “Penn - 301  
 3 Industrial Center,” recorded among the land records of Prince George’s County in Plat Book 71,  
 4 at Plat Book Page No. 23, and generally bounded by Crain Highway (US 301) on the west,  
 5 Pennsylvania Avenue on the south, Chevy Drive along the north and east; approximately 15.711  
 6 acres of property known as Parcel “B-1,” recorded among the land records of Prince George’s  
 7 County in Plat Book NLP 103, at Plat Book Page No. 56, being generally bounded by Crain  
 8 Highway (US 301) on the west, Pennsylvania Avenue on the north, and Maryland Route 976-C  
 9 along the south; and approximately 31.76 acres recorded among the land records of Prince  
 10 George’s County in Liber 13481, at Folio 699, being generally bounded by Crain Highway (US  
 11 301) on the west, Pennsylvania Avenue on the north, and Maryland Route 976-C along the  
 12 west.”

13 **MINOR AMENDMENT NUMBER 2:**

14       Revise “Map 27” to remove any symbology pertaining to a Planned Freeway or Planned  
 15 Interchange impacting the following properties: approximately 10.71 acres of property known as  
 16 Parcel “C” of the “Penn – 301 Industrial Center,” recorded among the land records of Prince  
 17 George’s County in Plat Book 71, at Plat Book Page No. 23, and generally bounded by Crain  
 18 Highway (US 301) on the west, Pennsylvania Avenue on the south, Chevy Drive along the north  
 19 and east; approximately 15.711 acres of property known as Parcel “B-1” recorded among the  
 20 land records of Prince George’s County in Plat Book NLP 103, at Plat Book Page No. 56, being  
 21 generally bounded by Crain Highway (US 301) on the west, Pennsylvania Avenue on the north,  
 22 Maryland Route 976-C along the south; and approximately 31.76 acres recorded among the land  
 23 records of Prince George’s County in Liber 13481, at folio 699, being generally bounded by  
 24 Crain Highway (US 301) on the west, Pennsylvania Avenue on the north, Maryland Route 976-C  
 25 along the west.

26       BE IT FURTHER RESOLVED that, pursuant to Sections 27-3502 and 27-3307(a)(1) of the  
 27 County Zoning Ordinance, the County Council of Prince George’s County, Maryland, sitting as  
 28 the District Council, and the Prince George’s County Planning Board of the Maryland-National  
 29 Capital Park and Planning Commission shall conduct a joint public hearing to receive testimony  
 30 and public comments concerning the foregoing proposed minor amendment to the 2009  
 31 *Countywide Master Plan of Transportation* on Tuesday, September 12, 2023, in accordance

1 with prescriptions of the County Zoning Ordinance.

2 BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this  
3 Resolution to the Prince George's County Planning Board of The Maryland-National Capital  
4 Park and Planning Commission in accordance with procedural requirements of Section  
5 27-3502 of the County Zoning Ordinance.

Adopted this 18<sup>th</sup> day of July, 2023.

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S COUNTY,  
MARYLAND

BY: \_\_\_\_\_  
Thomas E. Dernoga  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council