



Office of the Chairman  
Prince George's County Planning Board

(301) 952-3561

November 9, 2023

The Honorable Thomas E. Dernoga  
Chair, Prince George's County Council  
Wayne K. Curry Administration Building  
1301 McCormick Drive  
Largo, MD 20774

**Re: Transmittal of the Planning Board  
Comments on Revisions to the Adopted Minor  
Master Plan Amendment and Endorsed  
Sectional Map Amendment to the 2006  
*Approved Master Plan and Sectional Map  
Amendment for the Henson Creek-South  
Potomac Planning Area***

Dear Chair Dernoga:

The Prince George's County Planning Board appreciates the opportunity to review the District Council proposed revisions to the adopted Minor Master Plan Amendment and endorsed Sectional Map Amendment to the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*, received on November 1, 2023, and transmit its comments on the revisions. The Board's comments are set forth below in Tables 1 and 2. Overall, the Planning Board opposes Revisions One and Two to the Minor Master Plan Amendment, as well as Revision One to the Sectional Map Amendment. The Planning Board, as opined through its adoption of the Minor Plan Amendment and endorsement of the Sectional Map Amendment on September 14, 2023, believes the existing future land use designation of Residential Medium and existing CGO/RMF-12 zoning are most appropriate for 2112 Brinkley Road given its adjacency and proximity to multifamily and townhouse developments with medium- and high-density land use designations.

If you have any questions or require additional information, please do not hesitate to contact me, or Lyndsey Cloutre, Project Manager, Community Planning Division, Long Range Planning Section, at [Lyndsey.Cloutre@ppd.mncppc.org](mailto:Lyndsey.Cloutre@ppd.mncppc.org) or by phone at 301-780-8312.

Sincerely,

Peter A. Shapiro  
Chair

**Transmittal of the Planning Board Comments on Revisions to the Adopted Minor Master Plan Amendment and Endorsed Sectional Map Amendment to the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area***

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**Table 1: Minor Plan Amendment Revisions**

| No. | District Council Proposed Revisions   | Planning Board Response   |
|-----|---|---|
| 1   | Revise “Map 1: Plan Concept” to include 2112 Brinkley Road and change map shading from “Medium to High Intensity Residential Area” to “Low Density Residential”; and move the label on the map so that it no longer points to this property.  | Oppose. The Planning Board recommends "Map 1: Plan Concept" retain the subject property in the "Medium to High Intensity Residential Area" shading and retain the label to be consistent with the adopted minor plan amendment. |
| 2   | Revise and amend the Land Use, Transportation, and Public Facilities comprehensive plan Map 14 (insert) to reflect the following designations as to referenced property:<br>Address: 2112 Brinkley Road<br>Tax Account: 1346022<br>2006 Future Land Use Category:<br>Residential Medium<br>Amended Future Land Use Category:<br>Residential Low | Oppose. The Planning Board recommends the Land Use, Transportation, and Public Facilities comprehensive plan Map 14 retain the Residential Medium future land use designation for the subject property.                         |

**Table 2: Sectional Map Amendment Revisions**

| No. | District Council Proposed Revisions  | Planning Board Response  |
|-----|--|--|
| 1   | Amend the Planning Board recommendation within the Endorsed Minor Amendment to the <i>Henson Creek-South Potomac Sectional Map Amendment</i> to approve Zoning Change 4, changing the zoning classification of the property located at 2112 Brinkley Road from CGO/RMF-12 to RR. | Oppose. The Planning Board recommends the subject property retain CGO/RMF-12 zoning. |

**Transmittal of the Planning Board Comments on Revisions to the Adopted Minor Master Plan Amendment and Endorsed Sectional Map Amendment to the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area***

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cc: Donna J. Brown, Clerk of the Prince George's County Council  
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