

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2024 Legislative Session

Resolution No. CR-037-2024

Proposed by The Chair (by request - County Executive)

Introduced by Council Members Harrison, Blegay, Hawkins, Watson and Franklin

Co-Sponsors Council Members Ivey and Oriadha

Date of Introduction May 7, 2024

RESOLUTION

1 A RESOLUTION concerning

2 Public Safety Facilities Surcharge

3 For the purpose of approving a full waiver of the public safety surcharge for all residential units
4 within The Cassidy, a proposed 175 unit multifamily residential development located in Capital
5 Heights, developed by KCG Companies.

6 WHEREAS, in Council Bill 89-2004, the County Executive of Prince George’s County and
7 the County Council enacted an amendment to section 24-122.01 of the Prince George’s County
8 Code, to impose and adequate public safety facilities surcharge for new residential construction
9 in the County; and

10 WHEREAS, consistent with the requirements of Chapter 594 of the Laws of Maryland of
11 2005 (House Bill 1129), codified as Section 10-192.11 of the Prince George’s County Code, the
12 County Executive and County Council approved Council Bill 56-2005 to modify the
13 requirements of CB 89-2004; and

14 WHEREAS, pursuant to Chapter 461 of the 2020 Laws of Maryland and Section 10-
15 192.11(a) of the Prince George’s County Code, the governing body of Prince George’s County,
16 by resolution, may impose a public safety surcharge on new residential construction for which a
17 building permit is issued by the County; and

18 WHEREAS, Section 10-192.11(b)(3) of the Prince George’s County Code authorizes the
19 County Council, acting as the governing body of Prince George’s, to waive any surcharge
20 imposed within the Transportation Service Area 1, as defined by the Maryland-National Capital
21 Park and Planning Commission in the Prince George’s County approved General Plan; and

22 WHEREAS, The Cassidy will be located in Capitol Heights within the Capitol Beltway in

1 the Suitland-District Heights Planning Area; and

2 WHEREAS, The Cassidy will consist of 175 multifamily residential units of all types,
3 including 55 one-, 79 two-, and 41 three-bedroom units for a period of at least 10 years; and

4 WHEREAS, The Cassidy will be located in Transportation Service Area 1.

5 WHEREAS, the County Executive has determined, because the Cassidy will have many
6 positive effects on the residential and commercial environment in the Suitland District Heights
7 Planning area, that the public facilities surcharge required under CB-55-2005 and CB-56-2005
8 should be reduced by 100% for the building permits that will be issued; and will for the
9 foreseeable future, be more than adequately served by the police and fire facilities; and

10 WHEREAS, the Resolution, subject to the County Council approval, will complete the
11 process required for the full waiver of the public safety facilities surcharge for the Cassidy
12 project; and

13 WHEREAS, any surcharge imposed within the Transportation Service Area 1 may be
14 waived by the County Executive and County Council, acting as the governing body.

15 NOW, THEREFORE, BE IT RESOLVED that the public safety facilities surcharge shall be
16 fully waived for the Cassidy.

17 BE IT FURTHER RESOLVED by the County Council of Prince George's County,
18 Maryland, that the public safety facilities surcharge required in CB-55-2005 and CB-56-2005 is
19 hereby fully waived for the Cassidy project, and building permits that will be issued to the
20 Developer for the dwelling units shall not be subject to the applicable public safety facilities
21 surcharge.

Adopted this 2nd day of July, 2024.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Jolene Ivey
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

