

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2025 Legislative Session**

Resolution No. CR-096-2025
Proposed by Council Member Fisher
Introduced by Council Members Fisher and Watson
Co-Sponsors _____
Date of Introduction September 9, 2025

RESOLUTION

1 A RESOLUTION concerning

2 The Public Facilities and Transportation and Mobility Elements of the
3 Preliminary West Hyattsville-Queens Chapel Sector Plan

4 For the purpose of identifying inconsistencies between the *Preliminary West Hyattsville-Queens*
5 *Chapel Sector Plan* and existing or proposed State or County facilities; and approving the
6 inclusion of any new public facility proposals prior to the adoption of the sector plan by the
7 Prince George’s County Planning Board of the Maryland-National Capital Park and Planning
8 Commission.

9 WHEREAS, Title 21 of the Land Use Article, Annotated Code of Maryland, requires the
10 District Council to review preliminary sector plans prior to their adoption by the Prince Geoge’s
11 County Planning Board and authorizes the Council to establish procedures for such review; and

12 WHEREAS, Title 21 of the Land Use Article also requires these procedures to include a
13 review for inconsistencies between the plan and existing or proposed State or County facilities,
14 including roads, highways and other public facilities; and

15 WHEREAS, Section 27-3502 of the County Code sets forth the procedure for sector plan
16 review and adoption, directing the Planning Board to submit its proposals for public facilities
17 included in the plan to the District Council, the County Executive for comment; and

18 WHEREAS, in the event that an inconsistency is identified within the draft plan, Section
19 27-3052 also requires the District Council to direct the Planning Board on how the
20 inconsistencies shall be either eliminated or accommodated within the sector plan; and

21 WHEREAS, after consultation with the County Executive, the District Council may also

1 approve, by resolution, public facilities and transportation improvements proposed by the
2 Planning Board for inclusion in the adopted sector plan; and

3 WHEREAS, on April 25, 2025, the Planning Board transmitted the public facilities element
4 of the Preliminary West Hyattsville-Queens Chapel Sector Plan for review and comments as to
5 any public facilities inconsistencies, and for approval of the inclusion of proposed transportation
6 improvements for planning purposes; and

7 WHEREAS, by letter dated August 6, 2025, the Office of the County Executive offered
8 comments on the Public Facilities Report for the Preliminary West Hyattsville-Queens Chapel
9 Sector Plan (Draft III); and

10 WHEREAS, the District Council finds that the new and modified public facilities, including
11 transportation proposals, contained in the Preliminary West Hyattsville-Queens Chapel Sector
12 Plan (Draft III) are consistent with the current Maryland Department of Transportation
13 Consolidated Transportation Program (CTP), Maryland-National Capital Park and Planning
14 Commission Capital Improvement Program (CIP), and Prince George's County CIP; and

15 WHEREAS, the District Council further recognizes that the sector plan is a long-range plan
16 with certain planning proposals intended for implementation over a time period that exceeds the
17 five- to six-year timeframe captured in the current Maryland Department of Transportation CTP,
18 Maryland-National Capital Park and Planning Commission CIP, and Prince George's County
19 CIP, respectively.

20 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
21 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
22 Regional District in Prince George's County, Maryland, that the transportation and public
23 facilities improvements proposed in the Preliminary West Hyattsville-Queens Chapel Sector Plan
24 (Draft III), as transmitted on April 25, 2025, by the Prince George's County Planning Board, are
25 hereby approved for inclusion in the preliminary sector plan.

26 BE IT FURTHER RESOLVED that as authorized within the Zoning Ordinance (Subtitle 27
27 of the Prince George's County Code), it is the intent of the District Council to further examine
28 the sector plan and public facilities element upon its receipt of the adopted sector plan from the
29 Planning Board and may, at that time, consider certain revisions to the sector plan and its
30 transportation and public facilities systems as deemed necessary, consistent with the plan record
31 and with County long-range goals and objectives.

1 BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Chair of
2 the Prince George’s County Planning Board.

Adopted this 9th day of September, 2025.

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: _____
Edward P. Burroughs III
Chair

ATTEST:

Donna J. Brown
Clerk of the Council