

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2021 Legislative Session**

Resolution No. CR-096-2021

Proposed by The Chair (by request – County Executive)

Introduced by Council Members Hawkins, Anderson-Walker, Davis, Dernoga, Franklin,  
Glaros, Harrison, Ivey, Taveras and Turner

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

Date of Introduction September 28, 2021

**RESOLUTION**

1 A RESOLUTION concerning

2 County Real Property

3 For declaring certain parcels of County-owned real property as surplus and approving the County  
4 Executive’s plan for disposal of such parcels.

5 WHEREAS, Section 2-111.01 of the Prince George’s County Code requires that the County  
6 Executive shall establish an inventory of all real property and improvements titled in the name of  
7 Prince George’s County and all real property and improvements to which Prince George’s  
8 County has an equitable or fee simple title, such inventory to be presented to the County  
9 Council; and

10 WHEREAS, Section 2-111.01 of the Prince George’s County Code further provides that the  
11 inventory of real property be reviewed at least once annually and that the County Executive shall  
12 transmit to the County Council for its approval by resolution a list of the properties to be leased,  
13 offered for sale, or otherwise disposed of; and

14 WHEREAS, the County Executive transmitted to the County Council the 2021 Inventory of  
15 County-owned real property and improvements; and

16 WHEREAS, the County Executive has determined that certain parcels of property, which  
17 are owned by the County are not needed for County use and should be disposed of in accordance  
18 with Section 2-111.01 of the Prince George’s County Code.

19 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s  
20 County, Maryland, that the determination of the County Executive that parcels of property  
21 identified in Attachment A, attached hereto and made a part hereof, are surplus to the County’s

1 needs, be and the same is hereby approved.

2 BE IT FURTHER RESOLVED that the plan of the County Executive to dispose of and or  
3 lease the parcels of property as set forth in Attachment A, be and the same is hereby approved.

Adopted this 9<sup>th</sup> day of November, 2021.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Calvin S. Hawkins, II  
Chair

ATTEST:

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

**ATTACHMENT A**

**MAP 1-A**

MNCPPC OCC-ID:	n/a
Property Description:	Map 12, Grid F3, Parcel 34, Parcel 35; Block A, and Lots 1, 2 and 3
Location:	4207, 4209, 4211, 4213, and 4217 Ammendale Road, Beltsville, MD 20705
Tax Account No.:	01-0022863; 01-0017384; 01-0016683; 01-0015610; 01-0000463
Date of Acquisition:	n/a
Acquisition Price:	\$888,500.00 (aggregate value)
Proposed Sale Price:	Sale not less than fair market value
2018 Assessment:	n/a
Area:	2.94 acres
Disposition:	Sale not less than fair market value
Zoning:	R-80 & R-R

NOTE: Priority disposition as assemblage with Map 1-B parcel; any future sale conditional upon approved plans by various governmental bodies to ensure compliance with historic regulations, including the State Historic Preservation Office to safeguard the remains of any existing unmarked burial grounds or historic sites

**MAP 1-B**

MNCPPC OCC-ID:	n/a
Property Description:	Map 12, Grid E3, Parcel 32
Location:	11731 Old Gunpowder Road Beltsville, MD 20705
Tax Account No.:	01-0040766
Date of Acquisition:	3/7/1979
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale not less than fair market value
2020 Assessment:	\$201,300.00
Area:	5.86 acres
Disposition:	Sale not less than fair market value
Zoning:	R-80

NOTE: Priority disposition as assemblage with Map 1-A parcels; any future sale conditional upon approved plans by various governmental bodies to ensure compliance with historic regulations, including the State Historic Preservation Office to safeguard the remains of any existing unmarked burial grounds or historic sites

**MAP 1-C**

MNCPPC OCC-ID:	1532
Property Description:	Lots 46-87 & Parcel 3, Block N "Montpelier Hills" Plat Book NLP146 at Plat 31
Location:	Elmshorn Way, Laurel, MD 20708
Tax Account No.:	10-1002963; 10-1002971; 10-1002989; 10-1002997; 10-1003003; 10-1003011; 10-1003029; 10-1003037; 10-1003045; 10-1003052; 10-1003060; 10-1003078; 10-1003086; 10-1003094; 10-1003102; 10-1003110; 10-1003128; 10-1003136; 10-1003144; 10-1003151; 10-1003169; 10-1003177; 10-1003185; 10-1003193; 10-1003201; 10-1003219; 10-1003227; 10-1003235; 10-1003243; 10-1003250; 10-1003268; 10-1003276; 10-1003284; 10-1003292; 10-1003300; 10-1003318; 10-1003326; 10-1003334; 10-1003342; 10-1003359; 10-1003367; 10-1003375; 10-1003383
Date of Acquisition:	1/22/1990
Acquisition Price:	\$1,324,350.00
Proposed Sale Price:	Sale not less than fair market value
2020 Assessment:	\$809,600.00 (aggregate value)
Area:	4.41 acres
Disposition:	Sale not less than fair market value
Zoning:	R-T
	NOTE: Formerly approved under surplus legislation CR-56-2015 (Map 1-C)

**MAP 3-A**

MNCPPC OCC-ID:	n/a
Property Description:	Map 51, Grid D1, Part of Parcel 7 Glenridge Jr. HS
Location:	7200 Gallatin Street Hyattsville, MD 20784
Tax Account No.:	20-2176782
Date of Acquisition:	XXXX
Acquisition Price:	\$0.00
Proposed Sale Price:	No consideration transfer
2021 Assessment:	n/a
Area:	7.0 acres
Disposition:	No consideration transfer to M-NCPPC
Zoning:	R-80 NOTE: No consideration transfer to M-NCPPC for public use purposes to fulfill MOU with Board of Education – transfer of 7-acre portion of the 14.8-acre parcel in the rear of the athletic fields

**MAP 5-A**

MNCPPC OCC-ID:	1187
Property Description:	Map 59, Grid D3, Block H, Outlot EE10-747
Location:	0 Flagstaff Street Landover, MD 20785
Tax Account No.:	13-1555267
Date of Acquisition:	1/5/1982
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale not less than fair market value
2018 Assessment:	\$21,000.00
Area:	6,825 square feet
Disposition:	Sale not less than fair market value
Zoning:	R-20

**MAP 5-B**

MNCPPC OCC-ID:	1249
Property Description:	Map 66, Grid A2, Lot 164, EE 10-747
Location:	0 L Street Capitol Heights, MD 20743
Tax Account No.:	18-2092765
Date of Acquisition:	1/5/1982
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale not less than fair market value
2018 Assessment:	\$300.00
Area:	3,775 square feet
Disposition:	Sale not less than fair market value with first option to adjacent property owner
Zoning:	R-55

**MAP 6-A**

MNCPPC OCC-ID:	3087
Property Description:	Map 82, Grid A3, Lot 1
Location:	2901 Ritchie Road District Heights, MD 20747
Tax Account No.:	06-0604827
Date of Acquisition:	6/19/2003
Acquisition Price:	\$163,000.00
Proposed Sale Price:	Sale not less than fair market value
2018 Assessment:	\$60,400.00
Area:	8,312 square feet
Disposition:	Sale not less than fair market value
Zoning:	R-55

**MAP 6-B**

MNCPPC OCC-ID:	2943
Property Description:	Map 82, Grid A3, Lot 2
Location:	2903 Ritchie Road District Heights, MD 20747
Tax Account No.:	06-0604835
Date of Acquisition:	12/08/2004
Acquisition Price:	\$163,000.00
Proposed Sale Price:	Sale not less than fair market value
2018 Assessment:	\$240,000.00
Area:	8,375 square feet
Disposition:	Sale not less than fair market value
Zoning:	R-55

**MAP 6-C**

MNCPPC OCC-ID:	n/a
Property Description:	Map 67, Grid B4, Parcel 87 – Ridgley School Bus Lot
Location:	8507 Central Avenue Capitol Heights, MD 20743
Tax Account No.:	13-1391168
Date of Acquisition:	3/24/2021
Acquisition Price:	\$0.00
Proposed Sale Price:	No consideration transfer
2021 Assessment:	\$1,269,800.00
Area:	2.17 acres
Disposition:	No consideration transfer to M-NCPPC
Zoning:	I-1 NOTE: No consideration transfer to M-NCPPC for public use purposes to fulfill MOU with Board of Education



**MAP 6-D**

MNCPPC OCC-ID:	2890
Property Description:	Map 90, Grid B3, Parcel 33
Location:	0 Grey Eagle Drive Upper Marlboro, MD 20772
Tax Account No.:	06-0511220
Date of Acquisition:	7/1/2004
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale not less than fair market value
2021 Assessment:	\$294,600.00
Area:	2.86 acres
Disposition:	Sale not less than fair market value
Zoning:	I-1

**MAP 6-E**

MNCPPC OCC-ID:	3514
Property Description:	Map 60, Grid E4, Section 5, Lots 31, 32, 35
Location:	9401, 9441, and 9450 Peppercorn Place Upper Marlboro, MD 20774
Tax Account No.:	13-1425891; 13-1425909; 13-1425933
Date of Acquisition:	11/6/2014
Acquisition Price:	\$2,500,000.00
Proposed Sale Price:	Sale not less than fair market value
2021 Assessment:	\$3,110,000.00 (aggregate value)
Area:	13.26 acres
Disposition:	Sale not less than fair market value
Zoning:	C-O
	NOTE: Priority disposition as assemblage of all three (3) parcels

**MAP 7-A**

MNCPPC OCC-ID:	3003
Property Description:	Map 73, Grid B2, Parcel 147
Location:	0 Denise Drive Capitol Heights, MD 20743
Tax Account No.:	18-2006302
Date of Acquisition:	1/14/1986
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale not less than fair market value
2018 Assessment:	\$89,900.00
Area:	11.99 acres
Disposition:	Sale not less than fair market value subject to coordination with the Town of Capitol Heights and/or M-NCPPC.
Zoning:	NOTE: Parcel 147 comprises of two individual parcels separated by Parcel 146. SDAT records indicate Parcel 147 in its entirety contains approx. 11.99 acres. The majority of Parcel 147 is currently zoned R-55 with a small portion zoned O-S (Open Space); disposition for public use only

**MAP 7-B**

MNCPPC OCC-ID:	1300
Property Description:	Map 73, Grid B2, Parcel 146
Location:	0 Rollins Avenue Capitol Heights, MD 20743
Tax Account No.:	18-2006294
Date of Acquisition:	1/14/1986
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale not less than fair market value \$27,300.00
2018 Assessment:	2.73 acres
Area:	Sale not less than fair market value subject to coordination with the Town of Capitol Heights and/or M-NCPPC. R-55
Disposition:	
Zoning:	NOTE: Disposition for public use only

**MAP 7-C**

MNCPPC OCC-ID:	1300
Property Description:	Map 72, Grid F2, Block 44, Lot 8
Location:	0 Nova Avenue Capitol Heights, MD 20743
Tax Account No.:	18-2063667
Date of Acquisition:	1/24/1985
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale not less than fair market value
2018 Assessment:	\$200.00
Area:	2,300 square feet
Disposition:	Sale not less than fair market value with first option to the adjacent property owner
Zoning:	R-55

**MAP 7-E**

MNCPPC OCC-ID:	1292
Property Description:	Map 72, Grid F3, Block 36, Lots 47-48
Location:	0 Gunther Street Capitol Heights, MD 20743
Tax Account No.:	18-2041663
Date of Acquisition:	7/23/1985
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale not less than fair market value
2018 Assessment:	\$35,000.00
Area:	4,000 square feet
Disposition:	Sale not less than fair market value
Zoning:	R-55

**MAP 7-G**

MNCPPC OCC-ID:	1292
Property Description:	Map 72, Grid F3, Block 35, Lots 40-42
Location:	0 Gunther Street Capitol Heights, MD 20743
Tax Account No.:	18-1993500
Date of Acquisition:	11/19/1980
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale not less than fair market value
2018 Assessment:	\$600.00
Area:	6,500 square feet
Disposition:	Sale not less than fair market value
Zoning:	R-55

**MAP 7-H**

MNCPPC OCC-ID:	1259
Property Description:	Map 72, Grid D3, Block 62, Lots 1 & 42-46
Location:	1204 Abel Avenue Capitol Heights, MD 20743
Tax Account No.:	18-1998707
Date of Acquisition:	10/11/1977
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale not less than fair market value
2018 Assessment:	\$70,400
Area:	12,000 square feet
Disposition:	Sale not less than fair market value
Zoning:	R-55

**MAP 7-I**

MNCPPC OCC-ID:	811
Property Description:	Map 66, Grid C1, Block 9, Lots 17-18
Location:	0 Fiji Avenue Landover, MD 20785
Tax Account No.:	18-2081115
Date of Acquisition:	4/23/1975
Acquisition Price:	\$4,500.00
Proposed Sale Price:	Sale not less than fair market value
2018 Assessment:	\$35,200.00
Area:	6,250 square feet
Disposition:	Sale not less than fair market value
Zoning:	R-55

**MAP 7-J**

MNCPPC OCC-ID:	913
Property Description:	Map 89, Grid C2, Parts of Lots 20 & 21; Part eq. .436 acres fronting 63 feet on Woodland Road; and part of Lot 21 eq. 12385 sq. ft.
Location:	6305 Woodland Avenue, 6307 Woodland Avenue, and Woodland Avenue Landover, MD 20785
Tax Account No.:	06-0451716; 06-0542738; 06-0577676
Date of Acquisition:	n/a
Acquisition Price:	\$161,000.00 (aggregate value)
Proposed Sale Price:	Sale not less than fair market value or original cost of County acquisition
2018 Assessment:	\$46,400.00
Area:	45,900 square feet
Disposition:	Sale not less than fair market value or original cost of County acquisition
Zoning:	R-80

**MAP 7-K**

MNCPPC OCC-ID:	810
Property Description:	Map 66, Grid C1, Section 1, Block 8, Lots 13-16
Location:	0 Elsa Avenue Landover, MD 20785
Tax Account No.:	18-2081156
Date of Acquisition:	7/8/1975
Acquisition Price:	\$14,650.00
Proposed Sale Price:	Sale not less than fair market value or cost original cost of County acquisition
2018 Assessment:	\$17,500.00
Area:	14,828 square feet
Disposition:	Sale not less than fair market value or original cost of County acquisition
Zoning:	R-55

**MAP 7-L**

MNCPPC OCC-ID:	1518
Property Description:	Map 72, Grid F1, Block 33, Lots 17-23
Location:	0 Clovis Avenue Capitol Heights, MD 20743
Tax Account No.:	18-2071645
Date of Acquisition:	2/13/1986
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale not less than fair market value
2018 Assessment:	\$70,700.00
Area:	15,120 square feet
Disposition:	Sale not less than fair market value
Zoning:	R-55

**MAP 7-M**

MNCPPC OCC-ID:	2839
Property Description:	Map 66, Grid C3, Block O, Lots 47-48
Location:	421 Cedarleaf Avenue Capitol Heights, MD 20743
Tax Account No.:	18-2047595
Date of Acquisition:	7/2/2004
Acquisition Price:	\$20,848.00
Proposed Sale Price:	Sale not less than fair market value or original cost of County acquisition
2018 Assessment:	\$35,100.00
Area:	5,100 square feet
Disposition:	Sale not less than fair market value or original cost of County acquisition
Zoning:	R-55

**MAP 7-N**

MNCPPC OCC-ID:	1217
Property Description:	Map 66, Grid A4, Block B, Lot 92
Location:	0 Davey Street Capitol Heights, MD 20743
Tax Account No.:	18-2053742
Date of Acquisition:	8/5/1982
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale not less than fair market value
2018 Assessment:	\$100.00
Area:	1,900 square feet
Disposition:	Sale not less than fair market value
Zoning:	R-55

**MAP 7-O**

MNCPPC OCC-ID:	2774
Property Description:	Various adjacent parcels: Map 66, Grid B4 - Lot 76 ex 850 sqft at FR; Lot 77 ex 780 sqft at FR & Lot 78 ex 840 sqft; Lot 79, ex 940 sqft at FR & Lot 80 ex 840 sqft at FR; Lot 81 ex 1050 sqft at FR & Lot 82 ex 1250 sqft at FR; Lot 83 ex 1450sqft at FR; 300 sqft at S PT Lot 84; 100 sqft at S PT Lot 85; 100 sqft at S PT Lot 86; 20 sqft at S PT Lot
Location:	Maryland Park Drive Capitol Heights, MD 20743
Tax Account No.:	18-2092351; 18-2092369; 18-2092377; 18-2092393; 18-2092385; 18-2092401; 18-2092427; 18-2092419; 18-2092435
Date of Acquisition:	6/3/2002
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale not less than fair market value
2018 Assessment:	\$1,000.00 (total)
Area:	9,319 square feet
Disposition:	Sale not less than fair market value
Zoning:	R-55

**MAP 7-P**

MNCPPC OCC-ID:	1643
Property Description:	Map 72, Grid F3, Block 47, Lots 29-31, 32-33, 34, 35-36, 37-40, 41-43, and 44-45
Location:	Nova Avenue Capitol Heights, MD 20743
Tax Account No.:	18-2018059; 18-2018067; 18-2018034 18-2018042; 18-2017846; 18-2017820 18-2017838
Date of Acquisition:	n/a
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale not less than fair market value
2021 Assessment:	n/a
Area:	34,000 square feet
Disposition:	Sale not less than fair market value
Zoning:	R-55

NOTE: Priority disposition as assemblage with Map 7-Q, Map 7-R, and Map 7-S



**MAP 7-Q**

MNCPPC OCC-ID:	1643
Property Description:	Map 72, Grid E4, Block 74, Lots 21-26 - Ex 493 sq.ft. of Lt 24, Lots 27-29; Grid F3, Block 74, Lots 1-17, 18-20, 30-44
Location:	Nova Avenue, Mentor Avenue, 59 <sup>th</sup> Avenue Capitol Heights, MD 20743
Tax Account No.:	18-2017747; 18-2017713; 18-2017721; 18-18-2017739; 18-2017762
Date of Acquisition:	n/a
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale not less than fair market value
2021 Assessment:	n/a
Area:	88,795 square feet
Disposition:	Sale not less than fair market value
Zoning:	R-55

NOTE: Priority disposition as assemblage with Map 7-P, 7-R and 7-S

**MAP 7-R**

MNCPPC OCC-ID:	1643
Property Description:	Map 72, Grid F3, Block 46, Lots 24-29, 30-31, 32-33, 34-37, 38-41, 42-45, 46-50, 51-53, 54-57, and 58-61
Location:	Opus Avenue, Nova Avenue Capitol Heights, MD 20743
Tax Account No.:	18-2107464; 18-2118800; 18-2017853; 18-2017861; 18-2017879; 18-2017887; 18-2017895; 18-2017788; 18-2017796; 18-2017903
Date of Acquisition:	n/a
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale for not less than fair market value
2021 Assessment:	n/a
Area:	87,400 square feet
Disposition:	Sale for not less than fair market value

NOTE: Priority disposition as assemblage with Map 7-P, Map 7-Q, and Map 7-S

**MAP 7-S**

MNCPPC OCC-ID:	1643
Property Description:	Map 72, Grid F3, Block 75, Lots 1-4, 32-35, and 36-37; Map 72, Grid F4, Block 75, Lots 5-8, 9-10, 14-16, 17-20, 21-24, 25-29, 30-31
Location:	Opus Avenue, 59 <sup>th</sup> Avenue, 60 <sup>th</sup> Avenue, Nova Avenue Capitol Heights, MD 20743
Tax Account No.:	18-2017937; 18-2017945; 18-2018018; 18-2017986; 18-2017994; 18-2018000; 18-2018026; 18-2017952; 18-2017960; 18-2017978
Date of Acquisition:	n/a
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale for not less than fair market value
2021 Assessment:	n/a
Area:	77,972 square feet
Zoning:	R-55 NOTE: Priority disposition as assemblage with Map 7-P, Map 7-Q, and Map 7-R

**MAP 8-A**

MNCPPC OCC-ID:	6577
Property Description:	Map 105, Grid A1, Lot 9, Potomac Business Park – Plat 8
Location:	6500 Clipper Way Oxon Hill, MD 20745
Tax Account No.:	12-5509872
Date of Acquisition:	7/22/2016
Acquisition Price:	\$376,666.00
Proposed Sale Price:	Sale not less than fair market value
2019 Assessment:	\$2,123,900.00
Area:	12.19 acres
Disposition:	Sale not less than fair market value
Zoning:	I-3

**MAP 8-B**

MNCPPC OCC-ID:	n/a
Property Description:	Map 105, Grid D2, Parcel A-Birckner Tract
Location:	7007-7200 Bock Road Fort Washington, MD 20744
Tax Account No.:	12-1203835
Date of Acquisition:	8/31/2020
Acquisition Price:	\$0.00
Proposed Sale Price:	No consideration transfer
2019 Assessment:	\$517,000.00
Area:	15.52 acres
Disposition:	No consideration transfer to M-NCPPC
Zoning:	R-O-S
	NOTE: No consideration transfer to M-NCPPC for public use purposes to fulfill MOU with Board of Education

**MAP 9-A**

MNCPPC OCC-ID:	1487
Property Description:	Map 145, Grid E4, Parcel 288
Location:	0 Brandywine Road Brandywine, MD 20613
Tax Account No.:	11-1176783
Date of Acquisition:	1/16/1974
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale not less than fair market value
2020 Assessment:	\$384,100.00
Area:	11.76 acres
Disposition:	Sale not less than fair market value
Zoning:	I-2

**MAP 9-B**

MNCPPC OCC-ID:	946
Property Description:	Map 145, Grid C1, Lot 34
Location:	0 Williams Drive Brandywine, MD 20613
Tax Account No.:	11-1179233
Date of Acquisition:	10/5/1994
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale not less than fair market value
2020 Assessment:	\$400.00
Area:	21,780 square feet
Disposition:	Sale not less than fair market value
Zoning:	R-R

NOTE: \*Subject to 20' easement dedication centered on the existing storm drain

**MAP 9-C**

MNCPPC OCC-ID:	1460
Property Description:	Map 127, Grid E2, Sect. 4, Lot 1 Pt Par 59
Location:	0 Duley Station Road Upper Marlboro, MD 20772
Tax Account No.:	04-0259838
Date of Acquisition:	2/28/1978
Acquisition Price:	\$0.00
Proposed Sale Price:	Sale not less than fair market value
2020 Assessment:	\$67,000.00
Area:	14,113 square feet
Disposition:	Sale not less than fair market value with first option to adjacent property owner
Zoning:	O-S