

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2023 Legislative Session

Resolution No. CR-097-2023
Proposed by The Chair (by request - County Executive)
Introduced by Council Members Dernoga, Watson, Ivey, Hawkins, Franklin and Oriadha
Co-Sponsors _____
Date of Introduction October 17, 2023

RESOLUTION

1 A RESOLUTION concerning

2 Public Safety Facilities Surcharge

3 For the purpose of approving a full waiver of the public safety facilities surcharge for all residential
4 units of the mixed-use project, The Promise, a transformative Transit-Oriented Development
5 encompassing 15 acres in unincorporated Oxon Hill, developed by Petra.

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

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

1 **WHEREAS**, The Promise will be located at 1501 Southern Avenue, Oxon Hill, MD,
2 20745. The property is situated in a residential area of Oxon Hill with access to community
3 services, public transportation, and recreation.; and

4 **WHEREAS**, The Promise will consist of 841 residential units of all types, including age-
5 restricted senior units, and over 100 affordable units at 65% of Area Median Income (AMI) for
6 the Washington-Arlington-Alexandria, DC-VA-MD Metro FMR Area, adjusted for household
7 size; and

8 **WHEREAS**, The Promise will be located in a neighborhood is served by public
9 transportation with the Southern Avenue Metro station located within .25 mile of the property and
10 14 Washington Metropolitan Area Transit Authority (“WMATA”) bus lines stopping within .2
11 miles of the property; and

12 **WHEREAS**, The Promise will be located in Transportation Service Area 1. Its use will
13 be consistent with the scope of the approved Southern Green Line Station Area Sector Plan; and
14 The Promise is part of the approved Preliminary Plan of Subdivision Case #4-19052; and

15 **WHEREAS**, the County Executive has determined, because The Promise will have many
16 positive effects on the residential and commercial environment in the Oxon Hill area, that the
17 public safety facilities surcharge required under CB-55-2005 and CB-56-2005 should be reduced
18 by 100% for the building permits that will be issued; and will for the foreseeable future, be more
19 than adequately served by the police and fire facilities; and

20 **WHEREAS**, this Resolution, subject to the County Council approval, will complete the
21 process required for the full waiver of the public safety facilities surcharge for The Promise project;
22 and

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

25 **NOW, THEREFORE, BE IT RESOLVED** that the public safety facilities surcharge
26 shall be fully waived for The Promise.

27 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Prince George’s
28 County, Maryland, that the public safety facilities surcharge required in CB-55-2005 and CB-56-
29 2005 is hereby fully waived for The Promise project, and building permits that will be issued to
30 the Developer for the dwelling units shall not be subject to the applicable public safety facilities
31 surcharge.

Adopted this 7th day of November , 2023.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Thomas E. Dernoga
Chair

ATTEST:

Donna J. Brown
Clerk of the Council