

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

2024 Legislative Session

Resolution No. CR-056-2024

Proposed by Council Member Olson

Introduced by Council Members Olson, Watson, Ivey, Harrison, Fisher, Hawkins
Dernoga and Franklin

Co-Sponsors _____

Date of Introduction June 11, 2024

RESOLUTION

1 A RESOLUTION concerning
2 The Langley Park-College Park-Greenbelt-and Vicinity Sectional Map Amendment–Approval
3 For the purpose of approving, pursuant to the local zoning laws for that portion of the Maryland-
4 Washington Regional District situated in Prince George’s County, Maryland, the Langley Park-
5 College Park-Greenbelt-and Vicinity Sectional Map Amendment (SMA), thereby setting forth
6 and adopting detailed zoning proposals for the Langley Park-College Park-Greenbelt-and
7 Vicinity, generally comprised of properties located in an area north of Berwyn Road, east of 49th
8 Avenue, south of Roanoke Place and Ruatan Street, and west of 5012 Berwyn Road (Tax
9 Account 2287605); and include the commercially zoned properties within the designated
10 boundary (Tax Accounts 2347466, 2385946, 2318996, 2311975, 2326247, 2349751, 2377224,
11 2299774, 2286847, 2383461, 2395440, and 2349736).

12 WHEREAS, upon approval by the District Council, this SMA will amend portions of the
13 Prince George’s County Zoning Map for portions of Planning Area 66 within the Langley Park-
14 College Park-Greenbelt-and Vicinity; and

15 WHEREAS, on January 16, 2024, the County Council of Prince George’s County,
16 Maryland, sitting as the District Council, pursuant to Sections 27-3502 and 3503 of the Zoning
17 Ordinance, adopted CR-001-2024, thereby authorizing initiation of a Sectional Map Amendment
18 concurrent with the initiation of the Langley Park-College Park-Greenbelt-and Vicinity Minor
19 Plan Amendment; and

1 WHEREAS, the boundaries of this Sectional Map Amendment are located within the
2 Langley Park-College Park-Greenbelt-and Vicinity; and

3 WHEREAS, pursuant to Sections 27-3502 and 3503 of the Zoning Ordinance, this
4 Sectional Map Amendment was prepared and reviewed concurrently with the Langley Park-
5 College Park-Greenbelt-and Vicinity Minor Plan Amendment; and

6 WHEREAS, the District Council and the Prince George’s County Planning Board of The
7 Maryland-National Capital Park and Planning Commission held a duly advertised joint public
8 hearing on March 19, 2024; and

9 WHEREAS, the Planning Board held a work session on April 25, 2024, to review
10 comments contained in the public hearing record and staff recommendations thereon; and

11 WHEREAS, pursuant to Section 27-3502(i)(5) of the Zoning Ordinance, the Planning
12 Board adopted the concurrent Langley Park-College Park-Greenbelt-and Vicinity Minor Plan
13 Amendment, on April 25, 2024, and, pursuant to this Section and Section 27-3503(b)(4) of the
14 Zoning Ordinance, adopted Resolution PGCPB No. 2024-28, endorsing the Langley Park-
15 College Park-Greenbelt-and Vicinity Sectional Map Amendment, and recommending approval,
16 to the District Council; and

17 WHEREAS, pursuant to Section 27-3502(i)(6) of the Zoning Ordinance, the Planning
18 Board transmitted the Adopted Minor Plan Amendment, technical staff report, and Endorsed
19 Sectional Map Amendment, with their respective recommendations as to same, to the District
20 Council on May 1, 2024; and

21 WHEREAS, on May 28, 2024, the District Council held a public work session in
22 accordance with the provisions set forth in the applicable zoning laws to consider the record of
23 public hearing testimony and the Planning Board’s recommendations embodied in PGCPB No.
24 2024-28; and

25 WHEREAS, upon discussion consideration and discussion by the District Council, the
26 Committee voted favorably to direct staff to prepare a Resolution of Approval for the
27 Amendment.

1 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
2 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
3 Regional District in Prince George's County, Maryland, that the Langley Park-College Park-
4 Greenbelt-and Vicinity Sectional Map Amendment, as endorsed on April 25, 2024, by PGPCB
5 No. 2024-28, be and the same and is hereby APPROVED.

6 BE IT FURTHER RESOLVED that the planning staff is authorized to make appropriate
7 textual, graphical, and map revisions to correct identified errors, reflect updated information and
8 revisions, and incorporate the zoning map changes reflected in this Resolution.

9 BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to
10 the official Zoning Map for the Maryland-Washington Regional District in Prince George's
11 County. The zoning changes approved by this Resolution shall be depicted on the official Zoning
12 Map of the County.

13 BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any
14 provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid,
15 unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or
16 unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses,
17 sections, zones, zoning maps, or parts hereof for their application to other zones, persons, or
18 circumstances. It is hereby declared to be the legislative intent that this Resolution would have
19 been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence,
20 clause, section, zone, zoning map, or part had not been included therein.

1 BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its
2 adoption.

Adopted this 11th day of June, 2024.

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: _____
Jolene Ivy
Chair

ATTEST:

Donna J. Brown
Clerk of the Council