

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

**2023 Legislative Session**

Resolution No.

CR-107-2023

Proposed by

Council Member Burroughs

Introduced by

Council Members Burroughs, Watson, Ivey, Harrison, Dernoga, Fisher,

Blegay and Hawkins

Co-Sponsors

Date of Introduction

October 31, 2023

**RESOLUTION**

A RESOLUTION concerning

The Henson Creek-South Potomac Planning Area Sectional Map Amendment–Approval  
 For the purpose of approving, with certain revisions herein that is based on the joint public  
 hearing record of testimony, as an Act of the County Council of Prince George’s County,  
 Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional  
 District in Prince George’s County, the Henson Creek-South Potomac Planning Area Sectional  
 Map Amendment (SMA), thereby setting forth and adopting detailed zoning proposals for the  
 Henson Creek-South Potomac Planning Area, generally comprised of properties located in an  
 area north of and not including the Broad Creek Conservancy, east of Livingston Road, south of  
 Old Fort Road, and west of MD 210; as well as parcel 1265594, generally located in an area  
 south of St. Barnabas Road and Brinkley Road and east of Rosecroft Drive, and parcel 1346022,  
 generally located in an area north of Brinkley Road and east of the Capital Beltway.

WHEREAS, upon approval by the District Council, this SMA will amend portions of the  
 Prince George’s County Zoning Map for portions of Planning Areas 76B and 80 within the  
 Henson Creek-South Potomac Planning Area; and

WHEREAS, on March 28, 2023, the County Council of Prince George’s County,  
 Maryland, sitting as the District Council, pursuant to Sections 27-3502 and 3503 of the Zoning  
 Ordinance, adopted CR-020-2023, thereby authorizing initiation of a Sectional Map Amendment  
 concurrent with the initiation of the Henson Creek-South Potomac Planning Area Minor Plan  
 Amendment; and

1 WHEREAS, the boundaries of this Sectional Map Amendment are located within the  
2 Henson Creek-South Potomac Planning Area; 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 Henson Creek-  
5 South Potomac Planning Area 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 June 13, 2023; and

9 WHEREAS, the Planning Board held a work session on September 7, 2023 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 Henson Creek-South Potomac Planning Area Minor Plan  
13 Amendment, with amendments, on September 14, 2023, and, pursuant to this Section and  
14 Section 27-3503(b)(4) of the Zoning Ordinance, adopted Resolution PGCPB No. 2023-94,  
15 endorsing the Henson Creek-South Potomac Planning Area Sectional Map Amendment, with  
16 amendments, and recommending approval, 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 September 19, 2023; and

21 WHEREAS, on October 24, 2023, the District Council held a public work session in  
22 accordance with applicable law and procedures to consider the record of public hearing  
23 testimony and the Planning Board's recommendations embodied in PGCPB No. 2023-94; and,  
24 upon discussion, voted favorably to direct staff to prepare a Resolution of Approval for the  
25 Amendment, in accordance with the recommendation of the Planning Board, with one revision,  
26 based on the evidence within the record of public hearing testimony; and

27 WHEREAS, after the introducing the proposed Resolution of Approval at a public session,  
28 the Council referred the Resolution with proposed Revisions to the Planning Board for  
29 comments in accordance with law; and

WHEREAS, on November 9, 2023, the Planning Board reviewed the proposed Resolution of Approval with Revisions and issued comments in the manner prescribed in the local zoning laws; and

WHEREAS, November 14, 2023, the Council convened as the Committee of the Whole to review the Planning Board's comments on the proposed Resolution of Approval with Revisions as to the Henson Creek-South Potomac Sectional Map Amendment; and, after discussion, voted for a favorable recommendation on the legislation.

NOW, THEREFORE, BE IT RESOLVED by the 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, that the Henson Creek-South Potomac Planning Area Sectional Map Amendment, as endorsed on September 14, 2023 by PGPCB No. 2023-94, be and the same and is hereby approved with the following revision:

**REVISION NUMBER ONE:**

Amend the Planning Board recommendation within the Endorsed Minor Amendment to the *Henson Creek-South Potomac Sectional Map Amendment* to approve Zoning Change 4, concerning the zoning classification of the property located at 2112 Brinkley Road, as follows:

Property Address	Acreage	Tax Map and Grid	Tax Account	Existing Zone	Proposed Zone	Planning Board Recommended Zone	Approved Zone
2112 Brinkley Road, Fort Washington, MD 20744	14.85	0096 00E3	1346022	CGO/RMF-12	<b>RR</b>	CGO/RMF-12	<b>RR</b>

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

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

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

Adopted this 14<sup>th</sup> day of November , 2023.

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: \_\_\_\_\_  
Thomas E. Dernoga  
Chair

ATTEST:

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