



M-NCPPC No. 2023-30

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of the Land Use Code of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend, and add to the Prince George's County Approved General Plan ("Plan 2035") for physical development of the Maryland-Washington Regional District; and

WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, held a duly advertised joint public hearing with the Prince George's County Council, sitting as the District Council, for that portion of the Maryland-Washington Regional District in Prince George's County, on June 13, 2023, to consider the Henson Creek-South Potomac Planning Area Minor Plan Amendment and its concurrent Sectional Map Amendment; and

WHEREAS, the Minor Plan Amendment amends the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* by modifying guidance for the portions of the Henson Creek-South Potomac Planning Area known as "The Henson Creek Transit Village," "The Broad Creek Transit Village & Medical Park," "The Rosecroft Mixed-Use Area," "Developing Tier," and "Rural Tier"; and;

WHEREAS, the Sectional Map Amendment amends 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, the Prince George's County Planning Board on September 14, 2023, after due deliberation and consideration of the public hearing testimony, recommended adoption of the Minor Master Plan Amendment with amendments, as described in the Prince George's County Planning Board Resolution PGCPB No. 2023-93, and endorsed the Sectional Map Amendment with amendments, as described in Prince George's County Planning Board Resolution PGCPB No. 2023-94, and transmitted both to the District Council on September 18, 2023; and

WHEREAS, the Prince George's County Council, convened as the Committee of the Whole, held a work session on October 24, 2023, to consider hearing testimony and the Planning Board Resolutions; and

WHEREAS, the Prince George's County Planning Board provided comments on November 9, 2023, to the District Council's proposed revisions to the Minor Master Plan Amendment and Sectional Map Amendment (SMA); and

WHEREAS, upon consideration of the testimony received through the hearing process, and comment from the Planning Board, the District Council on November 14, 2023, adopted CR-106-



2023 approving the Henson Creek-South Potomac Planning Area Minor Plan Amendment, and adopted CR-107-2023 approving the Henson Creek-South Potomac Planning Area Sectional Map Amendment;

NOW, THEREFORE, BE IT RESOLVED, that the aforementioned recitals are hereby incorporated into this Resolution by reference;

BE IT FURTHER RESOLVED, that The Maryland-National Capital Park and Planning Commission does hereby adopt said Minor Master Plan Amendment and Sectional Map Amendment to the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* as approved by the Prince George's County District Council in attached Resolutions CR-106-2023 and CR-107-2023; and

BE IT FURTHER RESOLVED, that amended copies of said Minor Master Plan shall be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of Prince George's County, as required by law; and

BE IT FURTHER RESOLVED, that The Maryland-National Capital Park and Planning Commission does hereby certify the Minor Master Plan Amendment and Sectional Map Amendment to the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*.

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This is to certify that the foregoing is a true and correct copy of Resolution 23-30 adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Washington, seconded by Vice Chair Harris, with Commissioners Doerner, Harris, Linden, Pedoeem, Shapiro and Washington voting in favor of the motion, and Commissioners Bailey, Bartlett, Geraldo and Hedrick being absent for the vote, at its regular meeting held on December 20, 2023, virtually and in person at the Prince George's Department of Parks and Recreation Auditorium in Riverdale, Maryland.

APPROVED AS TO LEGAL SUFFICIENCY

Asuntha Chiang-Smith
Executive Director

M-NCPPC LEGAL DEPARTMENT
DATE: December 8, 2023

CERTIFICATE OF ADOPTION AND APPROVAL

The Minor Master Plan Amendment and Sectional Map Amendment to the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* modifies guidance for the portions of the Henson Creek-South Potomac Planning Area known as “The Henson Creek Transit Village,” “The Broad Creek Transit Village & Medical Park,” “The Rosecroft Mixed-Use Area,” “Developing Tier,” and “Rural Tier”; and amends 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. The Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the Minor Master Plan Amendment to the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* by Resolution No. 2023-93 and endorsed the Sectional Map Amendment to the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* by Resolution No. 2023-94 on September 14, 2023. The Prince George’s County Council approved the Minor Master Plan Amendment and Sectional Map Amendment by Resolution No. CR-106-2023 (Minor Master Plan Amendment), and Resolution No. CR-107-2023 (SMA), on November 14, 2023, respectively, after a duly advertised public hearing held on June 13, 2023.

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

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