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# NOTICE OF INITIATION AND JOINT PUBLIC HEARING

THE PRINCE GEORGE'S COUNTY COUNCIL,  
SITTING AS THE DISTRICT COUNCIL,  
AND  
THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a **public hearing** will be held to seek public comment and testimony concerning:

**A Minor Amendment to the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* and Proposed Sectional Map Amendment  
(CR-020-2023)**

**PUBLIC HEARING DATE/TIME:** Tuesday, June 13, 2023, at 6:00 p.m.

**PUBLIC HEARING LOCATION:** Wayne K. Curry Administrative Building  
1st Floor Council Hearing Room  
1301 McCormick Drive, Largo, Maryland 20774

View virtually using the link provided at: <https://pgccouncil.us/LIVE>

**PURPOSE OF PUBLIC HEARING:** To give interested persons the opportunity to attend and provide public comment, either in support or opposition, concerning the proposed minor amendment to the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* and its concurrent Proposed Sectional Map Amendment (SMA).

**HOW TO PARTICIPATE:** In-Person Public Hearing – The Prince George's County Council will meet in-person. To register to speak or submit comments or written testimony, please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178.

**Registration to speak should be completed by 3:00 p.m. on the day BEFORE the hearing.** On-site registration is now available; however, advance registration to testify is strongly encouraged. Speakers will be given 3 minutes to speak. Written comments may be submitted through the close of business on **Wednesday, June 28, 2023**, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone/voice mail message. These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social

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media channels, via Alert Prince George's, and will be shared with the press via a press release.

On March 28, 2023, the Prince George's County Council, sitting as the District Council, approved Council Resolution [CR-020-2023](#), directing The Maryland-National Capital Park and Planning Commission to prepare a minor master plan amendment and concurrent sectional map amendment (SMA) for the Henson Creek-South Potomac Planning Area. To view the Council Resolution (CR-020-2023) initiating the master plan amendment and sectional map amendment, please visit the Legislative Branch website, <https://princegeorgescountymd.legistar.com/Legislation.aspx>

The proposed minor amendment to the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* and its concurrent Proposed Sectional Map Amendment (SMA) can be viewed online at <https://pgplan.org/HCSP>, or a physical copy is available for review on site at no cost at the following locations:

1. Harmony Hall Regional Center, 10701 Livingston Road, Fort Washington, MD 20774
2. Oxon Hill Branch Library, 6200 Oxon Hill Road, Oxon Hill, MD 20745
3. **BY APPOINTMENT ONLY** (please call 240-545-8976 in advance): M-NCPPC Planning Information Services, County Administration Building, Lower Level, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

The general boundaries of the Henson Creek-South Potomac Planning Area are I-95 and Suitland Parkway to the north; the Potomac River to the west; Piscataway Creek to the south; and Gallahan Road, Old Fort Road, Allentown Road to Steed Road and Tinker Creek, Meetinghouse Branch, the western boundary of Andrews Air Force Base, and Allentown Road to the east. The minor master plan amendment focuses on the areas in and around the Mixed-Use Activity Centers identified in the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* as "Henson Creek Transit Village," "Broad Creek Transit Village & Medical Park," and "Rosecroft Mixed-Use Area." The boundaries of the proposed Sectional Map Amendment are limited to 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 the area designated as the Rosecroft Mixed-Use Area (Tax Accounts 1265594, 1226422, 1226430, 1288968, 1292119, 1292481, 1292499, 1292507, 1292515, 1306018, 1329408, 1329416, 1335181, 1335199, 1339787, 1346022, 1349497, 3511813, and 9999999).

**IF YOUR PROPERTY IS LOCATED IN THE BOUNDARIES OF THE PROPOSED SECTIONAL MAP AMENDMENT IDENTIFIED ABOVE, APPROVAL OF THE SECTIONAL MAP AMENDMENT COULD RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY VALUES AND YOUR TAX LIABILITY.**

**IMPORTANT NOTICE:** Within thirty (30) days after the initiation resolution has been adopted, any person may request that specific zones (except those prohibited in Section 27-3503(a)(4), Prohibited Rezoning Via Sectional Map Amendments) be considered for specific lands during the sectional map amendment process. If you choose to submit a request, it must be done on the rezoning request form available for download from the project website (<https://pgplan.org/HCSP>) or available at the Planning Information Services at the Prince George's County Planning Department in Upper Marlboro, MD (please call 240-545-8976 in advance as visits are **by appointment only**). Each request shall be accompanied by a statement describing how the proposed zoning change complies with the General Plan, the applicable Area Master Plan or Sector Plan, or any adopted County staging policy or economic development program. These forms must be emailed or post-marked no later than 11:59 pm on April 27, 2023.

**ADDITIONAL INFORMATION:** If you intend to provide testimony at the Joint Public Hearing and/or file a statement in the official record, and your intent is to request or support an intensification of zoning, **please read carefully the affidavit requirements explained in this notice.**

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If you intend to provide in-person testimony at the Joint Public Hearing on the proposed minor amendment to the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* and its concurrent Proposed SMA and/or file a statement in the official record, **and your intent is to request or support an intensification of zoning**, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. Your affidavit should be submitted to the Clerk of the Council 30 days prior to the Joint Public Hearing on the SMA, or **Friday, May 12, 2023**. Required affidavits should be submitted to the Clerk of the County Council in electronic format only, via the Council's eComment portal or by email to [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us), rather than by U.S. mail.

Affidavit forms for Prince George's County are available for download on the Maryland State Ethics Commission website at:

For individuals: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf>

For entities: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf>

For agents: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf>

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process is prohibited by law and must be disclosed (§5-836, General Provisions Article, Annotated Code of Maryland). An Ex Parte form must be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available for download on the Maryland State Ethics Commission website at:

<https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf>

Section 27-4102(b) of the Prince George's County Zoning Ordinance states that the "order of intensity of zones is as follows, beginning with the least intense zone and progressing to the most intense:

- (1) ROS, AG, AR, RE, RR, RSF-95, RSF-65, RMH, RSF-A, R-PD, RMF-12, RMF-20, RMF-48, CN, NAC, CS, LMXC, CGO, LCD, MU-PD, IE, IE-PD, IH, LMUTC, NAC, TAC, LTO, RTO-L, RTO-H, NAC-PD, TAC-PD, LTO-PD, RTO-PD."

In accordance with the provisions of the State Public Ethics Law, above, failure to file an affidavit before the close of business on Friday, May 12, 2023, may delay or prohibit consideration of your testimony by the District Council.

For more information on the affidavits and *ex parte* disclosure form, please see the Special Ethics Law Memo here: <https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PG-County-Zoning.pdf>

**Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the Clerk of the Council at 301-952-3600.**

For additional information, contact  
the Henson Creek-South Potomac Planning Team  
M-NCPPC, Prince George's County Planning Department, Community Planning Division

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14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772  
[HCSP@ppd.mncppc.org](mailto:HCSP@ppd.mncppc.org)  
301-952-3972

**BY ORDER OF THE COUNTY COUNCIL,  
SITTING AS THE DISTRICT COUNCIL,  
PRINCE GEORGE'S COUNTY, MARYLAND**  
Thomas E. Dernoga, Esq., Chair

**ATTEST:**  
Donna J. Brown  
Clerk of the County Council

**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION**  
By: Asuntha Chiang-Smith  
Executive Director

**ATTEST:**  
Gavin Cohen  
Secretary-Treasurer

**NOTE:**  
Please send your certification of publication, in duplicate, covering the legal notice as well as an invoice for payment by email to [CommunityPlanning@ppd.mncppc.org](mailto:CommunityPlanning@ppd.mncppc.org) and by mail:

**Prince George's County Planning Department, Community Planning Division  
The Maryland-National Capital Park and Planning Commission  
Community Planning Division  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772**