

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

2025 Legislative Session

Resolution No. _____

CR-138-2025

Proposed by _____

Council Member Fisher

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

RESOLUTION

A RESOLUTION concerning

The West Hyattsville-Queens Chapel Sectional Map Amendment

For the purpose of approving, with revisions herein 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 part of the Maryland-Washington Regional District in Prince George's County, the West Hyattsville-Queens Chapel Sectional Map Amendment (SMA), thereby setting forth and adopting detailed zoning proposals for the West Hyattsville-Queens Chapel areas, comprised of portions of Planning Areas 68 (Hyattsville-Riverdale-Mt. Rainier-Brentwood) and 65 (Langley Park & Vicinity), an area generally defined by the Prince George's Plaza Regional Transit District to the northeast, Eastern Avenue to the southwest, Arundel Road to the southeast, and the Northwest Branch of the Anacostia River to the northwest, including portions of City of Mount Rainier, City of Hyattsville, and the Town of Brentwood and the portions of the unincorporated communities of West Hyattsville-Queens Chapel; and

WHEREAS, upon approval by the District Council, this SMA will amend the Prince George's County Zoning Map for Planning Areas 68 (Hyattsville-Riverdale-Mt. Rainier-Brentwood) and 65 (Langley Park & Vicinity); and

WHEREAS, pursuant to Section 27-3502(b), a sectional map amendment may be prepared for concurrent review and approval with the adoption of an Area Master Plan or Sector Plan; and

WHEREAS, on January 18, 2022, the County Council of Prince George's County, Maryland, sitting as the District Council, adopted Council Resolution CR-002-2025, thereby directing the initiation and preparation of a new plan and concurrent Sectional Map Amendment

1 by the Planning Director and the Planning Board of the Maryland-National Capital Park and
2 Planning Commission, pursuant to Section 27-3502(c) and Section 27-3503(b)(1)(A) of the
3 Zoning Ordinance; and

4 **WHEREAS**, the West Hyattsville-Queens Chapel Sectional Map Amendment was
5 initiated to implement the comprehensive zoning recommendations of the West Hyattsville-
6 Queens Chapel Sector Plan, and ensure that future development is consistent with County
7 policies; and

8 **WHEREAS**, the boundaries of this sectional map amendment are contiguous to those of
9 the West Hyattsville-Queens Chapel Sector Plan; and

10 **WHEREAS**, the Planning Board of the Maryland-National Capital Park and Planning
11 Commission, accepted requests for rezoning until the close of record after the Joint Public
12 Hearing, pursuant to Section 27-3503(b)(1)(C) of the Zoning Ordinance; and

13 **WHEREAS**, on April 24, 2025, the Planning Director of the Maryland-National Capital
14 Park and Planning Commission, prepared and released the proposed West Hyattsville-Queens
15 Chapel Sectional Map Amendment, pursuant to Section 27-3503(b)(2) of the Zoning Ordinance;
16 and

17 **WHEREAS**, on July 1, 2025, the District Council and the Planning Board held a duly-
18 advertised joint public hearing on the Proposed West Hyattsville-Queens Chapel Sectional Map
19 Amendment; and

20 **WHEREAS**, on September 11, 2025, the Prince George's County Planning Board held a
21 public work session to review the analysis of testimony, transcripts, oral testimony provided at
22 the Joint Public Hearing on July 1, 2025, and written testimony (exhibits) contain with the
23 hearing record, and consider the recommendations and public hearing testimony; and

24 **WHEREAS**, on September 11, 2025, the Prince George's County Planning Board endorsed
25 the proposed West Hyattsville-Queens Chapel Sectional Map Amendment with revisions in
26 response to the public hearing testimony as described in Prince George's County Planning Board
27 Resolution PGCPB No. 2025-73; and

28 **WHEREAS**, the endorsed West Hyattsville-Queens Chapel Sectional Map Amendment,
29 Prince George's County Planning Board Resolution PGCPB No. 2025-73 and other supporting
30 documents were transmitted to the District Council on September 30, 2025; and

31 **WHEREAS**, on October 14, 2025, the District Council held a public work session,

1 convened as the Committee of the Whole, to review the Endorsed West Hyattsville-Queens
2 Chapel Sectional Map Amendment and public hearing testimony; and

3 **WHEREAS**, on October 14, 2025, by favorable Committee of the Whole, the Council
4 directed staff to prepare a Resolution of Approval for the West Hyattsville-Queens Chapel
5 Sectional Map Amendment, incorporating approved revisions; and

6 **WHEREAS**, on October 23, 2025, the Planning Board held a public work session to
7 provide comments on the proposed revisions to the Endorsed West Hyattsville-Queens Chapel
8 Sectional Map Amendment and review staff recommendations thereon; and

9 **WHEREAS**, on October 23, 2025, the Planning Board, in response to proposed revisions,
10 authorized transmittal of comments on the proposed amendments to the District Council; and

11 **WHEREAS**, on November 18, 2025, the District Council held a public work session,
12 convened as Committee of the Whole, to examine the analysis of testimony received into the
13 record at the joint public hearing and the Planning Board recommendation on the proposed
14 revisions within CR-~~XXX~~-2025 to the Endorsed Sectional Map Amendment; and

15 **WHEREAS**, pursuant to Section 27-3503(b)(5)(A) of the Zoning Ordinance, the District
16 Council has considered the factors listed in Section 27-3503(b)(5)(A)(i)–(ix) of the Zoning
17 Ordinance and finds that this Sectional Map Amendment conforms the principles of orderly,
18 comprehensive land use planning and staged development, and is based on the General Plan,
19 applicable Functional Master Plans, and the West Hyattsville-Queens Chapel Sector Plan; and

20 **WHEREAS**, on November 18, 2025, the District Council voted favorably to direct staff to
21 finalize Council Resolution CR-~~XXX~~-2025 to incorporate Revision 1; and

22 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Prince George’s
23 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
24 Regional District in Prince George’s County, Maryland, that the West Hyattsville-Queens
25 Chapel Sectional Map Amendment, as endorsed by the Planning Board within PGCPB No.
26 2025-73 on September 11, 2025, is hereby APPROVED with the following Revisions:

27
28 **APPROVED REVISIONS TO THE ENDORSED WEST HYATTSVILLE-QUEENS**
29 **CHAPEL SECTIONAL MAP AMENDMENT (RESOLUTION PGCPB NO. 2025-73)**

30 **REVISION 1**

31 **Revise Zoning Change (ZC) 38 in the Endorsed SMA to rezone the property located at**

2130 Chillum Road, Hyattsville, MD 20782 (Tax IDs 1976596 (Parcel 113)) from the Agriculture and Preservation (AG) Zone to the Industrial/Employment (IE) Zone, instead of the Local Transit-Oriented-Edge (LTO-E) Zone. Revise Map 31: Zoning Change (ZC) 38: AG to [LTO-E] IE to reflect the IE Zone instead of LTO-C.

Make the following edits to the discussion statement associated with Zoning Change (ZC) 38.

“This property, located north of MD 501 (Chillum Road) between Longford Drive and the Metro overpass, is located within the Edge of the West Hyattsville Local Transit Center as depicted in the Adopted West Hyattsville-Queens Chapel Sector Plan. The Future Land Use Map in the Adopted Sector Plan recommends [a mix of uses] institutional on the subject property. (See Map 9. Future Land Use Map in the sector plan and Map 31: Zoning Change (ZC) 38: AG to [LTO-E] IE below.) The subject property currently functions as a long-term public utility, is owned by the Washington Gas Light Company and currently classified in the AG Zone. This reclassification implements [Strategies LU 7.4 and 7.5. This reclassification also implements] Strategy LU 1.1 of the Adopted Sector Plan by implementing the land uses shown on the Future Land Use Map (Map 9). This reclassification will allow for a [mix of uses, including commercial and retail] public utility land uses. [This change supports the vision of creating a vibrant, walkable community that is well connected to transit, helping to foster both sustainable growth and improved local amenities. Additionally, the reclassification aligns with the region's broader goals of reducing reliance on automobiles and promoting environmentally conscious development near transit hubs like the West Hyattsville Metro Station.]”

Revise Table 1: Comprehensive Rezoning Change (Base Zones) for Zoning Change 38, change [LTO-E] to IE.

Update acreage in Table 2: Zoning Inventory (in acres). Base Zones to reflect revision to Zoning Change 38 described above.

Revise Map 2: Propose Zoning and Map 3: Proposed Zoning Change to reflect revision to Zoning Change 38 described above.

BE IT FURTHER RESOLVED that the planning staff is hereby authorized to make

1 appropriate textual and graphical revisions to the sectional map amendment to correct identified
2 errors, reflect updated information and revisions, and otherwise incorporate the change reflected
3 in this Resolution, Errata Sheet, and PGCPB No. 2025-73.

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

12 **BE IT FURTHER RESOLVED** that this Resolution shall take effect on the date of its
13 adoption.

Adopted this __ day of ___, 2025.

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:

Edward P. Burroughs III
Chair

ATTEST:

Donna J. Brown
Clerk of the Council