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SUBREGION 6

**Approved Master Plan
and Sectional Map Amendment**

December 2013



The Maryland-National Park and Planning Commission
Prince George's County Planning Department
www.mncppc.org/pgco

ABSTRACT

TITLE: Approved Subregion 6 Master Plan and Sectional Map Amendment

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ABSTRACT: The Approved Subregion 6 Master Plan and Sectional Map Amendment comprises text, maps, illustrations and pictures. The plan amends portions of the 1993 Approved Subregion VI Study Area Master Plan and Sectional Map Amendment (Planning Areas 79, 82A, 82B, 86A, 86B, 87A and 87B); 1994 Approved Melwood and Westphalia Master Plan and Sectional Map Amendment (Planning Areas 77 and 78) and Planning Area 85B in the 1993 Approved Subregion V Master Plan and Sectional Map Amendment. Developed with broad public participation, this document presents background information, and goals, strategies, and actions pertaining to land use, zoning, rural preservation, environment, parks and recreation, transportation, trails, public facilities, historic preservation. The Sectional Map Amendment (SMA) includes zoning changes to implement the master plan's recommendations.

Note: On October 26, 2012, the Circuit Court for Prince George's County reversed and voided Prince George's County Council resolution CR-62-2009, which had previously approved the 2009 Subregion 6 Master Plan and Sectional Map Amendment (SMA). Consequently, the County Council remanded the master plan and SMA to the Prince George's County Planning Board for the purposes of meeting the affidavit requirements pursuant to Md. Annotated Code, State Government Article SS 15-831 and re-releasing the 2009 Preliminary Subregion 6 Master Plan and SMA for public review and comment at a duly advertised Joint Public Hearing held on April 22, 2013. The Planning Board adopted and endorsed the Subregion 6 Master Plan and SMA on June 27, 2013 and transmitted it to the Prince George's County Council. On July 24, 2013, the Prince George's County Council approved the Subregion 6 Master Plan and Sectional Map Amendment.



APPROVED SUBREGION 6 MASTER PLAN AND SECTIONAL MAP AMENDMENT

December 2013

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

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The Maryland-National Capital Park and Planning Commission is a bicounty agency, created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission has three major functions:

- The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- The acquisition, development, operation, and maintenance of a public park system; and
- In Prince George's County only, the operation of the entire county public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Prince George's County Department of Planning (M-NCPPC):

- Our mission is to help preserve, protect and manage the county's resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and citizen involvement through education and technical assistance.
- Our vision is to be a model planning department of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision-makers, citizens and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change.

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County Council

The County Council has three main responsibilities in the planning process: (1) setting policy, (2) plan approval, and (3) plan implementation. Applicable policies are incorporated into area plans, functional plans, and the general plan. The Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual Capital Improvement Program, the annual Budget, the water and sewer plan, and adoption of zoning map amendments.

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FOREWORD

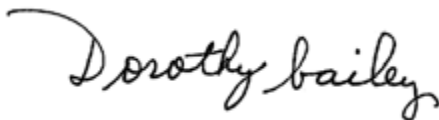
The Prince George's County Planning Board is pleased to make available the *Approved Subregion 6 Master Plan and Sectional Map Amendment*. The approved plan contains recommendations on future land uses and development; environmental conservation and stewardship; and transportation systems including various types of trails, public facilities, and preservation strategies for cultural resources. Policy guidance for this plan came from the 2002 General Plan for Prince George's County. This master plan is the county's first to place a special focus on the General Plan's principle of creating sustainable development with supporting actions throughout all components of the master plan.

Specifically, appropriate to this subregion is the goal to retain, preserve and protect sustainable agricultural land. The area represents a special opportunity given its location and accessibility to the greater Washington metropolitan area since the vast majority of rural land in the county is still being used agriculturally. The plan promotes both preserving rural lands for agricultural use as well as identifying opportunities to promote compact and industrial development along the two major highways that run through the subregion, US 301 and MD 4 in the Developing Tier, which will help stop suburban sprawl. During the planning process, we asked the residents of this area to envision how Subregion 6 can participate in the county's growth and to propose the changes necessary to make that happen.

On April 22, 2013, the District Council and the Planning Board held a joint public hearing on the preliminary master plan and sectional map amendment. The Planning Board adopted the plan with modifications per PGCPB Resolution No. 13-70 in June of 2013. The District Council approved the plan with additional modifications per CR-82-2013 and the sectional map amendment per CR-83-2013 (DR-2) on July 24, 2013.

The Planning Board and the District Council appreciate the participation and insight provided by the community and other stakeholders throughout the plan development phase and at public hearings. We look forward to this plan providing the foundation for quality growth management and conservation policies that will benefit not only the Subregion 6 area residents but all Prince George's County citizens for years to come.

Sincerely,



Dorothy Bailey

Vice-Chairman, Prince George's County Planning Board

