DOCUMENT REVIEW/PROCESSING/APPROVAL ROUTING & TRACKING FORM

Prince George's County Planning Department -- M-NCPPC Community Planning Division

Process/Project Title:	AC 20-01: Sub 5 Master Plan	Date:	04/01/2020
Document Subject:	Administrative Correction to Sub 5 MP	Department:	CPD/LRPS
Type of Material:	Memo	Originator:	Wendy Irminger
Attached Documents:	PGCPB No. 13-75 w attachments	Supervisor:	Scott Rowe
Attached Documents:	CR-80-2013	Admin:	Judith Franklin

Please review or process as indicated and:

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Community Planning Division

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Upper Marlboro, Maryland 20772
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April 2, 2020

MEMORANDUM

TO: Andree Green Checkley, Esq., Planning Director

VIA: Derick Berlage, AICP, Acting Deputy Planning Director DBerlage
David S. Warner, Esq., Principal Counsel PZG
Kipling Reynolds, AICP, Chief, Community Planning Division KRR

FROM: Scott Rowe, AICP, CNU-A, Planning Supervisor, Long Range Planning Section, Community Planning Division BSR
Wendy Irminger, Planner Coordinator, Neighborhood Revitalization Section, Community Planning Division

SUBJECT: **Administrative Correction 20-01: Corrections to the 2013 *Approved Subregion 5 Master Plan***

The purpose of this memorandum is to request approval to correct several identified errors in the 2013 *Approved Subregion 5 Master Plan*.

Background and Analysis

Prince George's County Council Resolution CR-80-2013 authorizes the Planning Department "to make appropriate textual and graphical revisions to the master plan to correct identified errors, reflect updated information and revisions, and otherwise incorporate the changes reflected in this Resolution." While conducting research for a potential development application, a land use attorney identified several inconsistencies between the 2016 publication, the 2009 Preliminary Master Plan and Proposed SMA, and the resolutions of adoption and approval. Staff confirms the existence of these inconsistencies and recommends correction of the master plan to incorporate revisions necessary to correct these identified errors

In 2016, the Planning Department published the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*. This publication was intended to incorporate the recommendations of the 2009 Preliminary Master Plan and Proposed SMA with amendments contained in PGCPB No. 13-75 (including two lists of errata), CR-80-2013, and CR-81-2013. This publication was further revised to incorporate court orders and administrative corrections approved by the Planning Director through early 2016. As stated above, a land use attorney contacted staff in December 2019 and identified several potential inconsistencies in the 2016 publication. Staff reviewed the record and determined that, in several locations, approved text was inadvertently dropped during publication of the approved master plan.

Staff recommends the following corrections to reinsert this text and incorporate other approved revisions that are not reflected in the final document:

<table>
<tr><th>Page # in approved plan, online (Preliminary)</th><th colspan="2">Correction</th></tr>
<tr><td rowspan="2">Plan-wide</td><td colspan="2">The headers in Chapter IV. Land Use and Development Pattern, are revised to reflect the inadvertent deletion of the Developing Tier Policy Area section during publication of the Approved Master Plan as follows:</td></tr>
<tr><td>Current:
A. Future Land Use Categories
B. Communities
C. Center and Corridor
D. Rural Tier
E. Aviation
F. Amendments of 2002 General Plan</td><td>Corrected:
A. Future Land Use Map
B. Developing Tier Policy Area
C. Communities
D. Center and Corridor
E. Rural Tier
F. Aviation
G. Amendments of 2002 General Plan</td></tr>
<tr><td>32</td><td colspan="2">Revise Map IV-1: Future Land Use to show Commercial designation on properties placed in the C-M Zone via SMA change #27.</td></tr>
</table>

Page # in approved plan, online (Preliminary)	**Correction**
35 (32, 34)	*Re-insert before "B. Communities" - "B. Developing Tier Policy Area" and the corresponding paragraph, goals (4 bullets), policies (4 bullets), strategies (3 bullets) from the Preliminary Plan.* *Revise the first strategy under "B. Developing Tier Policy Area," per 2009 Errata, 2013 Res. 13-75 Attachment A, to read, "Strongly encourage developers to use the Conservation Subdivision technique in transitional areas in the Developing Tier to provide significant expanses of open space adjacent to the Rural Tier."* B. Developing Tier Policy Area The Developing Tier comprises established neighborhoods and shopping areas, schools, libraries, employment areas, and a hospital center. It is where most of the Subregion 5 population will continue to reside and to work. This chapter describes where varying intensities of residential land use are to be located. It also describes where commercial, institutional, recreational and open space land uses are recommended. Planning considerations for future development in the vicinity of Andrews Air Force Base are also addressed. A transition area is provided to encourage the retention of open, natural areas in strategic locations where land in the Developing Tier is contiguous to land in the Rural Tier. Goals • Promote a sustainable pattern of development that encourages economic vitality. • Encourage efficient use of existing and planned public facilities. • Enhance the quality and character of communities and neighborhoods. • Preserve rural, agricultural, and scenic areas and protect environmentally sensitive lands. Policies • Support redevelopment and infill development in existing and planned development areas over "green field" development that uses natural resource lands. • Direct new commercial development to targeted growth areas, rather than along highways. • Provide land in appropriate locations for residential and economic development opportunities. • Provide for a variety of housing types and opportunities. Strategies • Strongly encourage developers to use the Conservation Subdivision technique in transitional areas in the Developing Tier to provide significant expanses of open space adjacent to the Rural Tier. • At the time of subdivision, preserve significant expanses of open space in transition areas located between the Developing and Rural Tiers. • Revise land use and zoning needed to implement a General Plan designated community center in Brandywine.

Page # in approved plan, online (Preliminary)	**Correction**
51 (4th paragraph) (54)	"Core [centers] areas should include the area that is between one-quarter and one-half of a mile walking distance from a transit station or stop," per 2009 Errata, 2013 Res. 13-75 Attachment A.
116 (3rd paragraph) (118)	Change map reference from "Map IV-5" to "Map VI-5" per 2009 Errata, 2013 Res. 13-75 Attachment A.
119 (119)	Modify Table VI-6: Recommended Major On-Road Pedestrian and Bicycle Improvements to remove Indian Head Highway (MD 210) MD 228 to Beltway Sidepath" and insert "Indian Head Highway in (limited to nodes) in keeping with the Preliminary 2009 Approved Master Plan of Transportation, per 2009 Errata, 2013 Res. 13-75 Attachment A.
125 (131)	The symbol for a *designated* historic and a *proposed* historic road on Map VI-[4]6: Special Roadways, is too similar to differentiate. Amend the symbol on the legend for one of these categories, per 2009 Errata, 2013 Res. 13-75 Attachment A.
129 (133)	Replace photo of the Upper Marlboro Branch library with a photo of Accokeek and/or Surratts-Clinton Branch libraries, per 2009 Errata, 2013 Res. 13-75 Attachment A.

Conclusion

Staff confirms these errors and recommends resolution. Upon approval of this Administrative Correction, this memorandum will be distributed with hard copies of the 2013 Approved Subregion 5 Master Plan and SMA at the Planning Information Services counter and posted to the Planning Department's webpage for the Subregion 5 Master Plan at: http://mncppcapps.org/planning/publications/BookDetail.cfm?item_id=317&Category_id=1.

Attachments

1. PGCPB No. 13-75, including Attachments A-D
2. CR-80-2013

READ AND AGREED

Andree Green Checkley Digitally signed by Andree Green Checkley Date: 2020.05.20 17:06:34 -04'00'

Andree Green Checkley, Planning Director _____ Date

cc: Division Chiefs
Planning Supervisors, Countywide Planning Division
Chad Williams, Master Planner, Countywide Planning Division
Dan Hartmann, Supervisor, Publications and Graphics
Kierre McCune, Planner Coordinator, Countywide Planning Division
Paul Patnode, GIS Specialist III, Information Management Division
Community Planning Division Staff
Development Review Division Staff

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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PGCPB No. 13-75

RESOLUTION

WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, in conjunction with the Prince George's County Council, sitting as the District Council, pursuant to Section 27-644 of the Zoning Ordinance of Prince George's County, held a duly advertised public hearing on the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* on April 11, 2013, and

WHEREAS, the planning area of the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* is bounded by the Joint Base Andrews Naval Air Facility Washington (JBA, North), the Piscataway Creek and the CSX (Popes Creek) rail line (East), Charles County (South), and the Potomac River, Piscataway Creek, Gallahan Road, and Tinkers Creek (West); and

WHEREAS, the purpose of the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* is to develop a comprehensive plan that sets policies and strategies that will improve the quality of life for the residential communities, improve the business climate, guide revitalization and redevelopment in the master plan area to ensure efficient use of existing transit infrastructure, protect environmentally sensitive and scenic land, and make efficient use of existing and proposed county infrastructure and investment; and

WHEREAS, the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* contains a comprehensive rezoning element known as the Proposed Sectional Map Amendment intended to implement the land use recommendations of the master plan for the foreseeable future; and

WHEREAS, the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* is proposed to amend the 1993 *Subregion V Approved Master Plan and Sectional Map Amendment (Planning Areas 81A, 81B, 83, 84, 85A*(excluding 85B)); the 2002 *Prince George's County Approved General Plan*, the 2009 *Master Plan of Transportation*, the 2008 *Public Safety Master Plan*, the 2005 Countywide Green Infrastructure Plan, the 2010 *Prince George's County Historic Sites and Districts Plan*; and the 2010 *Water Resources Functional Master Plan*; and

WHEREAS, the Preliminary Subregion 5 Master Plan incorporates and is superseded by recommendations in the 2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan (CBA) for areas that overlap with the boundaries of the Subregion 5 Master Plan, except that the Subregion 5 Master Plan shall supersede said CBA Sector Plan with regard to the following:

1. Change the land use classification for Tax Accounts 3463304, 3463312, 3463320, 3463338, and 3463346, properties east of Ferry Avenue and south of Old Alexandria Ferry Road, from Residential Low to Commercial and rezone the properties from C-2 to C-M, per change C-5 in the preliminary plan.

2. Change the land use classification for Tax Account 0965129 on Old Branch Avenue opposite Fairview Court from Residential Low to Commercial -Neighborhood and rezone the property from R-80 to C-S-C; and,

3 Change the land use classification for Tax Account 0943605 at 7512 Surratts Road, from Residential Low to Commercial Office and rezone the property from R-R to C-O.

WHEREAS, on June 13, 2013, the Planning Board held a public work session to examine the analysis of testimony pertaining to the April 11, 2013 joint public hearing on the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment*, including exhibits received before the close of the record on April 26, 2013 and additional exhibits accepted after the close of record by the Planning Board on June 13, 2013; and

WHEREAS, the Prince George's County Planning Board determined to amend said *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment*, in response to said public testimony and County Executive and District Council input on the Public Facilities Report, and to adopt the master plan, endorse the sectional map amendment and transmit both the plan and sectional map amendment with further amendments, revisions, deletions, and additions in response to the public hearing record, as follows:

1. Modify the plan text and map(s) to reflect technical changes and errata presented at the March 31, 2009 joint public hearing and the Planning Board work session held on June 13, 2013, as shown in Attachments A and B. In the case of conflicting information, revisions shown in the 2009, Attachment A, will be superseded by revisions shown in 2013, Attachment B, or with the most current information available.

2. In the Executive Summary, address the remand and resubmission of the master plan and Sectional Map Amendment for reconsideration of adoption and approval and the relationship between the master plan and the 2013 *Approved Central Branch Avenue (CBA) Corridor Revitalization Sector Plan*. State that the Subregion 5 master plan recognizes and incorporates by reference all the recommendations for the portion of the CBA sector plan that falls within the Subregion 5 master plan boundary. Address specific CBA recommendations within Subregion 5 regarding land use, environment, transportation, public facilities and the public facilities cost estimates. Note that CBA prevails in any conflicts between the plans' recommendations and that CBA provides specific, detailed information on the planning vision, goals, development program, design guidelines, and public facilities recommendations for the portion of the CBA sector plan within Subregion 5, with exceptions noted in this Resolution

3. Revise text and insert corresponding map to update information regarding the Area of Primary Concern within the Mount Vernon Viewshed in Subregion 5 as shown in Attachment D.

CHAPTER II – BACKGROUND

3. Page 1, in the chart, under "Community:" identify "Tippett" along with "Clinton" as Tippett is the name of Planning Area 81B.

CHAPTER IV – LAND USE AND DEVELOPMENT PATTERN

4. Page 29, add to plan text in 2nd paragraph and at page169, 4th paragraph (modified) "The zoning decisions in the approved master plan are final until either a proposal to rezone a specific site is approved by the District Council or State Law allows a use for the property that is not allowed by the County Zoning Ordinance."

5. Page 30, revise and replace Table IV, Land Use Map Designation, with the following:

Table IV-1. Land Use Map Designations, Descriptions and Applicable Zones

Designation	**Intent/Types of Land Uses, Densities**	**Applicable *Zones***
Commercial	Retail and business areas, including employment [uses] such as office and service uses.	C-O, C-A, C-S-C, C-M, C-R-C
Industrial	Manufacturing and industrial parks, warehouses and distribution. May include other employment such as office and service uses.	I-1, I-2, I-3, I-4, E-I-A
Mixed Use	Areas of various residential, commercial, employment and institutional uses. Residential uses may include a range of unit types. Different mixed use areas may vary with respect to their dominant land uses; i.e. commercial uses may dominate overall land use in one mixed use area, whereas residential uses may dominate in another.	M-X-T, M-X-C, M-U-T-C, M-U-I, M-A-C, L-A-C
Institutional	Uses such as military installations, sewerage treatment plants, schools.	Any zone
Residential high	Residential areas over 20 dwelling units per acre. Mix of dwelling unit types, including apartments.	R-H, R-10, R-10A
Residential medium-high	Residential areas between eight and 20 dwelling units per acre. Mix of dwelling unit types, including apartments.	R-30, R-1, R-18, R-18C
Residential medium	Residential areas between 3.5 and eight dwelling units per acre. Primarily single-family dwellings (detached and attached).	R-55, R-M, R-T, R-20, R-35
Residential low	Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings.	R-E, R-R, R-L, V-L, V-M, R-S, R-80
Residential low – transition area[s]	Residential areas up to two dwelling units per acre. Primarily single-family detached dwellings. Minimum 60 percent open space through required conservation subdivisions.	R-R, R-E, R-A, R-L, V-L
Rural	Agricultural land (cropland, pasture, farm fields), forest, very low density residential. The county's intent is for these areas to remain rural and to conserve these areas' natural resources, primarily forest and forest resources, for future generations. New residential development is permitted at a maximum density of one dwelling unit per five acres.	R-O-S, O-S, R-A
Public Parks and Open Space	Parks and recreation areas, publicly owned natural areas.	R-O-S

6. Page 42, delete the discussion on voluntary agricultural zoning, paragraph 7, ~~Agricultural Zone~~; rename the title and delete the first two sentences in the section titled "Resource Mitigation" by substituting the following text:

Soil Mitigation: This plan's policy is to conserve agricultural and other natural resource lands for the future. Fertile agricultural and forest soils are a nonrenewable resource which must be retained in order to sustain agricultural uses. Land development and

disturbance should be directed away from class I, II, and III agricultural or forest soils in the PPA towards more suitable soils, while maintaining a sustainable land development pattern. Class I, II and III soil types are the most fertile agricultural and forest soils and their presence may be required for certain state agricultural easement programs. Mitigation for the loss of valuable soils to development may take the form of either purchasing easements on resource lands elsewhere in the Rural Tier, within the PPA preferred, or paying a fee-in-lieu to support the county's Purchase of Development Rights (PDR) program. The precedent for such action is the county's Woodland Conservation and Tree Preservation Ordinance which requires mitigation for development that affects woodland anywhere in the county. In the future the county expects there to be demand for land for other types of mitigation such as carbon offsets (planting trees or preserving woodlands to offset greenhouse gas emissions) or for nutrient trading (planting trees or preserving woodlands to compensate for nitrogen phosphorus loading that exceeds watershed load limits.)

7. Page 43, delete the paragraph that starts "Note on easement overlays" and replace with the following text: Note on easement compatibility within a property. To encourage participation in land conservation and stewardship opportunities available in the PPA, property owners should be made aware of the range of programs available and their applicability and interrelationship in the protection of natural land resources. Different protection mechanisms may be applicable to different portions of a site, and may co-exist without difficulty. Overlaying easements may be in conflict with county and state laws regarding the various easements. The relationship between different land protection mechanisms needs to be carefully evaluated when determining the best mechanisms for a site. Protective Easements: Other types of easements can also contribute to land preservation in the PPA. These include historic preservation easements established through the Maryland Historic Trust, or environmental easements held by organizations such as the Maryland Environmental Trust, which may be acquired or may be donated. In many parts of Maryland local land trusts, supported by state legislation, play an important role in land preservation as easement holders or as brokers between landowners and the eventual easement holders. Promotion of the potential for local land trusts is a tool for local preservation. Organizations such as the Trust for Public Land and The Conservation Fund may also become active, as they are in other parts of the state, as local land trust partners develop.

8. Page 43, revise "Priority Preservation Area" to acknowledge the certification of the county's Priority Preservation Area, insert corresponding map; and revise "Mineral Resources Areas" to replace the last bullet with the following language: Increase setback and buffering requirements on potential mining sites adjacent to residential properties to minimize the potential effects of noise and dust from future mining.

9. Page 45, add a strategy to the plan text on to support "grandfathering" abutting recorded lots under one ownership that are legal at the time of SMA approval. Add text to the plan that recommends an amendment of the County Code to implement this strategy.

10. Page 54, under "Corridor" replace the last sentence as follows. Within the Developing Tier, the General Plan's vision is for corridor development that is of moderate density and compatible with the surrounding community. [The nodes themselves should have approximately a one-quarter mile radius, and should be transit oriented.] Core centers should include the area that is between one-quarter and one-half of a mile walking

distance from a transit station or stop.

11. Page 58, insert the following text as the last sentence in the paragraph titled, Rural Character:" The Conservation Subdivision technique, the county's most environmentally sensitive manner of subdividing land for residential development, is encouraged throughout Accokeek.

12. Pages 61 – 64, incorporate into the section titled *Clinton* the land use recommendations from the 2013 *Approved Central Branch Avenue Revitalization Sector Plan* that pertain to the Clinton community.

13. Page 65, insert the following under *Strategies,Ongoing*:
    - Use the Conservation Subdivision technique for future residential development in Accokeek.

14. Page 60: Replace the third paragraph under "Village of Brandywine" with the following:

    As an result of the planning process, a special study of revitalization strategies and opportunities was prepared in collaboration with the community. The focus of the Brandywine Revitalization and Preservation Study, February 2012, is a stretch of Brandywine Road between the CSX railroad tracks and Timothy Branch. It includes several historic sites, two churches, Brandywine Elementary School, a post office, retail commercial, office, and industrial land uses. The study provides recommendations and implementation actions pertaining to transportation improvements along Brandywine Road and rural village community design concepts with historic preservation as a guiding principle. Community members and staff in advocating for development that can revitalize this community may use the recommendations and implementation strategies in the study.

15. Page 67, revise Map IV-1, General Plan Amendments, to add per plan text:
    a. deletion of a Corridor Node at the intersection of MD 5 and planned A-65;
    b. designation of the boundaries of the Brandywine Community Center.

CHAPTER V - ENVIRONMENT

16. Page 75, update text concerning the 2010 *Approved Water Resources Functional Master Plan*.

17. Page 80, revise the text to change the title "Mattawoman Creek Watershed" to Watersheds, make Mattawoman Creek a subsection, and add a new subsection titled that includes the text regarding the Piscataway Creek Watershed as follows:

    Piscataway Creek Watershed

    The Piscataway Creek watershed encompasses 69 square miles in Prince George's County. Headwaters originate to the west and east of Joint Base Andrews Naval Air Facility Washington, referred to as JBA, (in the vicinity of Camp Springs, Clinton, along Woodyard Road). On the southwest side of JBA two branches join to form Tinkers Creek, the major tributary to Piscataway Creek. Surface water runoff flows into Tinkers

Creek, to Piscataway Creek, and eventually into the Potomac River.[4]

Piscataway Creek Watershed lies partially in Subregion 5 and partially in Subregion 6. It is the largest watershed in Subregion 5, encompassing approximately 24,500 acres, a little over 50 percent of Subregion 5. The headwaters of Piscataway Creek originate on and in the vicinity JBA in Subregion 6. The tidal wetlands at the mouth of Piscataway Creek are important to the overall ecology of the Lower Potomac River Basin and the natural productivity of the area supports resident and migratory fish, waterfowl, and many marsh birds. All land within 1,000 feet of the lower approximately 4.5 miles of Piscataway Creek is within the Chesapeake Bay Critical Area (CBCA) and subject to Prince George's County's Critical Area regulations.

Several rare, threatened and endangered species have been found in the Piscataway Creek watershed, including the federally listed endangered plant Sandplain gerardia (Agalinis acuta) and the state listed threatened Bald eagle (Haliaeetus leucocephalus). The Piscataway Creek watershed is considered a stronghold watershed for two species of fish, the American Brook Lamprey (Lampetra appendix) and the Comely Shiner (Notropis amoenus), which are state listed threatened. Stronghold watersheds are essential for the conservation of these species in Maryland. According to the 2000-2004 Maryland Biological Stream Survey, these species tolerate maximum impervious surfaces of 12.9 and 8.7 percent, respectively.

Two sections of Piscataway Creek in Subregion 5 contain listed Tier II waters. One section is located between MD 210 and Gallahan Road in the eastern area of the watershed, and the other between Branch Avenue and Surratts Road near the central area of the watershed. Maryland's 1999 Clean Water Action Plan identified Piscataway Creek as a priority for restoration and recommended it for protection. According to that Plan, as of 1998, the watershed was 16.7% impervious. Noted above in Section B (Water Quality) Sewer overflows that have taken place at the Piscataway Wastewater Treatment Plant and sewer line breaks have discharged effluent into Piscataway Creek. Under the Clean Water Act Total Maximum Daily Loads (TMDLs) are required to be developed for impaired waters that are too degraded to meet water quality standards in order to achieve and maintain water quality standards. TMDLs remain in place in perpetuity even if the water quality standards are met or if the waterbody is removed from the Section 303(d) impaired list. The non-tidal Piscataway Creek watershed has an approved TMDL for fecal bacteria.[5] Fecal bacteria are microscopic single-celled organisms (primarily fecal coliforms and fecal streptococci) found in the wastes of warm-blooded animals. Their presence in water is used to assess the sanitary quality of water for body-contact recreation, for consumption of molluscan bivalves (shellfish), and for drinking water. Excessive amounts of fecal bacteria in surface water used for recreation are known to indicate an increased risk of pathogen- induced illness to humans. Infections due to pathogen-contaminated recreation waters include gastrointestinal, respiratory, eye, ear, nose, throat, and skin diseases (EPA, 1986).[6]

The 2005 Green Infrastructure Plan identified Piscataway Park, located in the Piscataway

[4] *http://www.mde.state.md.us/Programs/WaterPrograms/TMDL/ApprovedFinalTMDL/TMDL_final_piscataway_creek_fc.asp*

[5] *The fecal bacteria TMDL for Piscataway Creek is 201 billion Most Probable Number (MPN) of Escherichia coli per day, which is distributed between load allocation for non-point sources (118 billion MPN/day) and waste load allocations for point sources (83 billion MPN/day) such as wastewater treatment plants. The Maryland Department of Environment monitors water quality to determine compliance with the TMDL*

[6] *http://www.mde.state.md.us/assets/document/Piscataway_TMDL_051006_final.pdf*

Creek and Lower Potomac River Tidal Watersheds, as a special conservation area (SCA). The Potomac River Shoreline, which contains a portion of the Piscataway Creek watershed, is also a SCA (Map V-1). The Green Infrastructure Plan reported that the Piscataway Creek watershed ranked "fair" for the Benthic Index of Biological Integrity (IBI) and "poor" for aquatic habitat (Table V-1). The poor physical quality of the aquatic habitat is likely due to urbanization and failing septic systems. According to the Piscataway Creek TMDL, there are approximately 1,800 septic systems located mainly in the eastern and southern areas of the non-tidal Piscataway Creek watershed.

Recommendations by the Department of Natural Resources (DNR) regarding threats, conservation strategies, and inventory, data and modeling needs are summarized for coastal plain streams and available at: http://www.dnr.state.md.us/wildlife/WCDP_Chapter4_Part4_20050926.pdf

The Planning Department has funded a stream corridor assessment and DER has begun work on a Watershed Management Plan and Watershed Restoration Strategy for the Piscataway Creek watershed.

This Subregion 5 Plan supports environmental protection of Piscataway Creek and its watershed in several ways:

- The Future Land Use Map (Map IV-1) seeks to support the protection of lands within Piscataway Creek watershed with the designation of some lands near the main tributary as residential - low transition, which would require a minimum 60 percent open space through conservation subdivisions. Approximately 15 percent of the Piscataway Creek watershed is designated residential low transition.
- Over 50 percent of the Piscataway Creek watershed is designated residential low.
- Approximately15 percent of the Piscataway Creek watershed is in the Rural Tier which has the lowest development potential.
- Land in the southern and western part of the Piscataway Creek watershed is in the Priority Preservation Area (Map IV-3).
- Land along the Piscataway Creek mainstream is designated as a stream valley park (Map VII-2).

18. Page 83, revise the text under Policies, as follows:
    - Ensure that, to the fullest extent ~~that is~~ possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds.

CHAPTER VI - TRANSPORTATION SYSTEM

19. Pages 101,105, revise Plan Tables VI-4 and VI-5 to indicate that the intersection of MD 210 (F-11) at MD 373 if deemed necessary will be upgraded to an interchange, with MD 373 going over MD 210.

20. Page 10, modify Table VI-4 by inserting a new Intersection section, after the Interchange section, and a line item for C-520, with "Intersection" showing Windbrook Drive at Floral Park Road Intersection—consider replacing four-way stop with appropriate traffic controls.

21. Page 10, modify Table VI-4 by including, for A-54, a footnote stating: In lieu of widening beyond four lanes, consider the construction of C-514 or A-65 as a means of providing a parallel route for traffic.

22. Page 100, add text under the "MD 223 Piscataway Road/Steed Road to MD 5" heading, to revise the third sentence as follows: During 2008, only the Steed Road to MD 5 segment was an active project planning study (A-54), and funding for that study was deferred late in the year and remains deferred at the current time.

23. Pages 104-105, amend Table VI-5 to add C-533, Tippett Road, Thrift Road to MD 223, with a proposed right-of-way of 80 feet and two travel lanes.

24. Page 108, modify Map VI-1 to show Tippett Road as a collector on existing alignment (solid black).

25. Page 113, add the following language within a new bullet: Upgrade Tippett Road to a two-lane collector roadway with shoulders.

26. Page 101, amend Table VI-4 on to include this improvement as follows:
C-533 Tippett Road Thrift Road to MD 223 ROW=80 2 lanes

27. Page 103, add the following paragraph and identify the following recommendations as high priorities among the list of road improvement projects on both state and county roads:

"To ensure that funding is prioritized for new road improvements for both state and county roads the following roads are top priority in Subregion 5:
State roads:

1. MD 5 Interchanges at Surratts Road, Burch Hill Road (A-65) and Brandywine Road
2. MD 223 widening between Steed Road and Subregion 6
3. US 301/MD 5 Upgrade between Charles County and T.B.
4. MD 223 widening between Floral Park Road and Steed Road.

County roads:

1. Surratts Road between Brandywine Road and MD 5
2. Completion of the Brandywine Spine Road and West Brandywine Spine Road including connections to US 301 and MD 5 north and south of T.B.
3. Widening of Brandywine Road between Thrift Road and MD 223
4. Widening of the Floral Park Road approaches to MD 5 and MD 223
5. Construction of A-65 from Old Fort Road to MD 223 or (if the former is constructed by developers) from MD 223 to MD 5.

28. Page 104, amend Table VI-5 on for A-65 to show a right-of-way that Varies (80' minimum) and the number of lanes is 2 - 4.

29. Page 113, revise the text from the fifth bullet, add the following new sentence. The right-of-way for A-65 should vary from a minimum 80 feet at stream crossings to 120 feet in general, and it should be constructed as a two-lane to four-lane facility as deemed appropriate by projected traffic volumes.

30. Page 120, add the following text to the end of the paragraph under the headings. Strategies ...Construct the following Off Road Trails. Potomac Heritage Trail Connector Trails: *No trails are planned along private roads in the Moyaone Reserve.*

31. Page 119, amend Table VI-6 to add Tippett Road.

CHAPTER VII -PUBLIC FACILITIES

32. Pages 133 -140, replace the chapter with the updated text in its entirety, as follows:

Public facilities that meet the educational, safety, and recreational needs of all Subregion 5 residents are essential elements of a thriving, livable community. These facilities provide important services, such as education and public safety, as well as opportunities for community involvement and enrichment at libraries and recreational facilities. The analysis of such facilities for this master plan shows where facilities are needed to serve the projected growth in Subregion 5. The results below are presented for schools, libraries, police stations and fire stations.

Goals:

1. Needed public facilities are provided at locations that effectively and efficiently serve the existing and future population.
2. Schools operate at 100 percent of capacity or less to provide an effective, quality learning environment.
3. Priority is given to funding public facilities to support development in the Developing Tier policy area.
4. All new public facilities will be constructed to LEED (Leadership in Energy Efficiency and Design) standards or the equivalent and existing buildings will be retrofitted to make them energy efficient.

A. ***Public Schools***

There are 12 public schools in Subregion 5: one academy serving grades PreK-8, five elementary, two middle, three high schools and one special education school.

In 2008, Prince George's County Public Schools conducted a facilities condition assessment of public schools within the county. This assessment was updated in September 2012. The assessment explores the physical conditions of schools, both internal and external. The study measured schools based upon a facilities condition index (FCI) which is a measurement of "a facility's condition represented by the ratio of the cost to correct a school facility's deficiencies to the current replacement value of the facility." Facilities constructed after 1992 were not included in this assessment.

Table VII-1: Projected School Enrollment and Capacity by Level

School	Address	Enrollment 9/2012	State Rated Capacity	Percent Capacity	Facilities Condition Index (FCI) Rating	Facility Assessment Physical Condition
Elementary Schools/Academies						
Accokeek Academy	14400 Berry Road	1,361	1,261	108%	Not Provided	Not Provided
Brandywine Elementary	14101 Brandywine Road	444	473	94%	65%	fair
Clinton Grove Elementary	9420 Temple Hill Road	355	345	103%	71%	fair
James Ryder Randall	5410 Kirby Road	490	506	97%	53%	fair
Rose Valley Elementary	9800 Jacqueline Drive	385	436	88%	60%	fair
Waldon Woods Elementary	10301 Thrift Road	583	628	93%	50%	fair
Total		**3,618**	**3,649**	**99%**		
Middle Schools						
Gwynn Park	8000 Dyson Road	516	765	67%	69%	fair
Stephen Decatur	8200 Pinewood Drive	735	901	82%	58%	fair
Total		**1,251**	**1,666**	**75%**		
High Schools						
Friendly	10000 Allentown Road	1,159	1,505	77%	46%	fair
Gwynn Park	13800 Brandywine Road	1,130	1,313	86%	63%	fair
Surrattsville	6101 Garden Drive	851	1,195	71%	31%	good
Total		**3,140**	**4,013**	**78%**		
Other						
Tanglewood Special Ed Center	8333 Woodyard Road	41	120	34%	41%	fair

Schools with a FCI of 0-40% are considered to be in good condition. Schools with an FCI of 40-75% are considered to be in fair condition and a FCI greater than 75% is considered poor condition. There are no schools within the subregion rated in poor condition (See Table VII-1). Clinton Grove Elementary School is ranked at 71% which is almost at the poor condition level.

In the FY 2014-2019 CIP, Clinton Grove Elementary School and Eugene Burroughs and Stephen Decatur Middle Schools are budgeted for renovation. Additionally, funding is budgeted in the CIP to construct new classrooms and renovate existing classrooms at Surrattsville High School to accommodate classes with a smaller than 25:1 ratio. This effort is a part of the School System's Secondary School Reform Initiative.

Prince George's County Public Schools owns two unimproved possible future school sites in Subregion 5:

- The Nothey Farm site located east of MD 223, north of Windbrook Drive, in the Tippett Community.
- A site adjacent to the Piscataway Preserve development located west of Danville Road, in Accokeek.

Future elementary, middle and high school needs were derived from Subregion 5 dwelling unit projections (see Chapter II), average pupil generation rates by dwelling unit[7], and taking into account current seating capacities (Table VII-1). New elementary schools are built to a capacity of 740 students, middle schools 900-1000 students and high schools range from 1500-2200 students.

This plan projects that by 2030 there will be an additional 11,300 dwelling units which will generate an estimated 1,777 elementary, 1,054 middle and 709 school students. These additional students will create the need for two new elementary schools and one new middle school by 2030.

At build-out (beyond 2030), this plan projects an additional 25,000 dwelling units. These units will generate the need for approximately 3,969 elementary, 2,835 middle, and 2,627 high school seats. At build-out, school needs will increase to five elementary schools, two middle schools and one additional high school. The need for these facilities is not addressed in this master plan.

By 2030, future growth is projected to occur in all three of the of the Subregion 5 communities, with the majority of the growth occurring in Brandywine and Clinton.

To meet the needs for 2030, the following school sites should be considered:

Table VII-2: School Site Recommendations

School Level/Community	Site Recommendations
Elementary - 2030 need: 2 new schools	
Accokeek	Adjacent to Piscataway Preserve development; site is owned by the Board of Education and is identified as a floating symbol on the plan map.
Brandywine	West of the Lakeview subdivision on Accokeek Road. The site is identified as a floating school symbol in the plan map.
Clinton	In the vicinity of Hyde Field with access to Piscataway Road, south of Steed Road. The site is identified as a floating school symbol on the plan map.
School Level/Community	Site Recommendations
Middle - 2030 need: 1 new school	

[7] Pupil yield rates per dwelling unit are 0.16 pupils for elementary schools, 0.13 pupils for middle schools, and 0.14 pupils for high schools

School Level/Community	Site Recommendations
Clinton/Accokeek	Nothey Farm property: the site is owned by Board of Education and is well situated to serve the northern part of Accokeek, southern part of Clinton, and Brandywine via Windbrook Drive. The site is identified as a floating school symbol on the plan map.
Brandywine/Clinton	In the planned Brandywine Community Center; locate a floating school symbol on the plan map.

Policy 1

Construct new public schools at locations that are convenient for the populations they serve and require minimal bussing of students.

Strategies

a. Acquire two elementary school sites in locations that will serve future residential development.

b. Acquire a middle school site in the Brandywine Community Center.

Policy 2

Construct and renovate schools in order to operate at 100 percent of capacity or less and to provide a quality, energy efficient learning environment.

Strategies

a. Conduct an energy audit of public school buildings and, based on the outcome, retrofit buildings to reduce energy consumption.

b. Leed certified professionals are used when designing new facilities.

B. Libraries

There are two library branches of the Prince George's County Memorial Library System located in Subregion 5. These facilities are the Accokeek Branch located on Livingston Road in Accokeek and the Surratts-Clinton Branch located on MD 223 in Clinton (Map VII-1). The FY 2014-2019 CIP contains a project for rehabilitation and expansion at the Surratts-Clinton Branch.

Data collected by the library system has shown that internet usage has grown rapidly over the past several years and public access computers are being fully utilized by the public in county libraries. This growing demand for public access computers and Wi-Fi may necessitate larger buildings or other means to provide service. With the changing use of libraries by county residents, there is a need to fully explore all of the ways to provide library services and their implications for new and existing facilities.

Current library standards recommend one library branch per 40,000 to 80,000 residents. The Plan projects that by 2030 the population in the subregion will reach approximately 82,000 people.

Policy 1

All Developing Tier residents should live within a 10-minute drive time to libraries.

Strategies

a. Locate an additional library facility in Subregion 5 (in the Brandywine Community Center) to support the projected population increase past 2030. Consider co-locating the site with another public facility.

b. Consider the adaptive reuse of existing buildings for library facilities to meet the need for additional access to computers.

Policy 2
The library system meets an increasing demand from the community for computing and internet technology in library facilities.

Strategy
a. Continue to evaluate and improve existing library facilities and services, including computing and internet services.

C. Public Safety

Police
The Prince George's Police Department is the primary law enforcement agency in the County. Subregion 5 is served by the District V station located on Groveton Drive in Clinton (Map VII-1). The Prince George's County 2008 *Approved Public Safety Facilities Master Plan* (PSFMP) recommends relocating this station to the intersection of US 301 and Rosaryville Road in Subregion 6. In addition, the construction of the new District VII station in the vicinity of MD 210 and Fort Washington Road in Subregion 7 is anticipated to provide service to the majority of the area that is the subject of this plan. Funding for the construction of the new District V is budgeted in FY2014 and FY2015 and construction funding for the new District VII station is budgeted in FY 2017 and FY 2018 of the current CIP.

Fire and Rescue
Two fire and rescue stations are located in the Master Plan area: Company 24 (Accokeek) and Company 25 (Clinton). Company 40 (Brandywine), currently located in Subregion 6, provides additional service to the subregion.

Based on current service demands and response time criteria, the PSFMP recommends the relocation of the Brandywine Fire/EMS station from its present location in Subregion 6 to a site in the vicinity of Brandywine Road and Dyson Road in Subregion 5. The PSFMP also recommends that a new station (Piscataway) be constructed near the intersection of Brandywine Road and Danville Road.

These facilities are funded in the current CIP. Company 25 (Clinton) is budgeted for renovation; Company (40) Brandywine is budgeted for replacement; and the Piscataway Fire/EMS station which will be located near the intersection of Danville Road and Brandywine Road is budgeted for construction in the current CIP.

Policy 1
Locate police, public safety, and fire/rescue facilities to meet the needs of the community and in accordance with the standards contained in the PSFMP.

Strategies
a. Reaffirm the PSFMP recommendation for the construction of the District VII Police Station in Fort Washington (County CIP item KJ500853).
b. Amend the PSFMP recommendation relocating the Brandywine Fire/EMS Station, the priority of this project should move from "high" to "highest":

Name: Brandywine Fire/EMS Station – Co. 40
PA: 85A

Tier: Developing
Strategy: Relocate the existing station to a site in the vicinity of Brandywine Road and Dyson Road.
Justification: A new station is needed to provide adequate space for larger fire and rescue vehicles that are now in use by the Fire/EMS Department. The existing station is in a poor location to serve the increasing development in the Brandywine area
Staging Priority: *Highest Priority. Funded for construction in FY 2012, FY 2013, and FY 2014.*

Parks and Recreation

33 Page 144: Revise the 5th paragraph to indicate that plans for a South Clinton Community Center, originally slated for a new facility at Cosca Regional Park, have shifted to a new, planned aquatic facility for the southern area. The new facility, known as the Southern Area Aquatic and Recreation Complex, will be built at Brandywine Area Park, will meet the recreation needs of a greater population in southern Prince George's County.

CHAPTER VIII - ECONOMIC DEVELOPMENT

34. Page 155, add to Policies: Before a new commercial shopping center is approved for development, a market analysis should demonstrate that there is sufficient support in the intended retail market area to justify the amount and type of commercial development proposed.

35. Page 161, replace Strategies, 5th bullet, as follows.
Ensure that sand and gravel mine applications address all impacts on surrounding communities *by evaluating special exception applications with the following guidelines*

a. *Mining operations should be designed to minimize adverse effects on environmentally sensitive areas.*

b. *Extraction of the area's identified commercially viable sand, gravel, and clay deposits should occur in a manner that provides a readily available supply of these basic construction materials and prevents preemption of extraction activities by development.*

c. *Extraction and reclamation activities should be designed to minimize the potential adverse effects on adjacent land uses of dust, noise, vibration, traffic and unsightly storage.*

d. *Mineral storage, processing operations and equipment storage should be screened from direct view along public right-of-ways and from living areas.*

e. *Noise attenuation techniques such as the use of setbacks and earthen berms, the retention of periphery vegetation and woodlands, and the construction of acoustical fencing should be utilized to minimize noise intrusion on adjacent uses. Furthermore, extraction proposals should factually demonstrate that their attenuation measures will ensure that the surrounding development will not be subject to noise that exceeds the State's current maximum allowable levels.*

f. *Extraction and reclamation activities should be designed to minimize the adverse effects on the public transportation network. Access and haul roads should not traverse living areas and haul routes should primarily utilize arterial and roadways designed to safely accommodate truck traffic.*

g. *Extraction and reclamation activities should be designed with clear post mining development plans, particularly in areas zoned for low-density where the only sewage disposal systems are individual septic tanks*

h. *Reclamation plans should be designed to enhance the environmental features such as ridgelines, drainage areas, steep slopes and woodlands, and to prepare the site for the character and intensity of development as recommended in the plan.*

CHAPTER X - SECTIONAL MAP AMENDMENT

36. Revise the proposed Sectional Map Amendment and SMA map as follows:

a. Page 180, revise proposed SMA change A-1, to exclude the southernmost eight (8) acres (Tax Account 0328807) of the property located west of MD 210, east of Livingston Road from the proposed rezoning from C-M to R-R and instead rezone this property (Tax Account 0328807) from C-M to C-S-C.

b. Page 187, delete proposed change B-2, which recommends rezoning from I-1 Zone to R-R Zone) for property located on the west side of 301, approximately 3200 feet north of Dyson Road to retain the existing I-1 Zone and revise the Future Land Use Map to show Industrial. (TM 135, Grid G-2, parcel 16)

c. Page 190, modify proposed change B-5 which recommends rezoning from I-1 to M-X-T Zone, as follows

i. Rezone the 4.56-acre M-NCPPC property from the I-1 Zone to the R-O-S Zone. (Tax Map 145, Grid B-2, part of lot 8, tax account 3713856, 4002762);

ii. Add the .79 acre property located on the west wide of Cattail Way at the intersection with Missouri Avenue, to change B-5 and rezoning the property from the R-O-S Zone to the M-X-T Zone (Tax Map 145, Grid C-2, part of lot 148, tax account 3985041);

iii. Retain the existing I-1 zoning for Lot 22 located on the north side of Brandywine Road west of Mattawoman Drive (Part of Tax Map145, Grid B-3)

d. Page 192, delete proposed change B-7; this property was specifically excluded from the SMA in the court order for CAL09-31402.

e. Page 193, revise proposed SMA change B-8 which recommends rezoning the subject property from the C-M and R-A to R-R to a rezoning from C-M and R-A to R-T for the entire property. (TM 164, Grid E-2, parcel 10/Grid F-1 parcel7/Grid F-2, parcel 12, Tax Accounts 1191709; 1152040; 1151992)

f. Page 199, modify the proposed SMA change C-6A which recommends rezoning the subject property from E-I-A to R-E to reflect the Planning Board decision in A-10009 (Hyde Field I), PGCPB Resolution No. 09-90, to rezone property from the E-I-A and R-E zones to the L-A-C Zone. (Tax accounts 0865121; 0328708)

g. Page 199, modify the proposed change C-6B which recommends rezoning the subject property from E-I-A to R-E to reflect the Planning Board decision in A-10017 (Hyde

Field II). PGCPB Resolution No. 09-91, to rezone property from the E-I-A and R-I zones to R-S. (Tax accounts 0865121; 0328708; 0360651; 0327833)

h. Revise proposed change C-7 (identified in the March 31, 2009 Errata), which recommends rezoning the subject property (Tax account 0965137) from C-M to C-M, to a rezoning from C-1 to C-S-C; rezone the adjoining .5 acre property (Tax account 0965129) from R-80 to C-S-C; and change the land use classification from Residential Low to Commercial-Neighborhood

i. Page 202, revise proposed change D-2 which recommends rezoning the subject properties from R-A to O-S, to retain the existing R-A zoning for the properties identified on the map and listed in Attachment C.

j. Rezone the property located at 13709 Old Brandywine Road from the R-R Zone to the C-M Zone. (TM 144, Grid F-3, parcel 167, tax account 1138593)

k. Add a new SMA change to rezone the property located east of Matapeake Business Drive and the Brandywine Crossing Shopping Center from the I-1 and I-3 zones to M-X-T. (Longs Subdivision in the I-3 Zone, Tax accounts1149087, 1134014, 1134006, 1133990; and in the I-1 Zone, 3466257, 3652096, 3652088, 3652112, 3567880 and 3652120)

l. Add a new SMA change to rezone the property located west of MD 5, south of Clymer Drive, north of Albert Road from C-M to C-S-C. (Tax Map 154, Grid E4, p/o Parcel 30, Grid E4, p/o Parcel 30, Blocks p/o H, I, J, p/o K, L; tax accounts 3994696, 3994704; 3994712; 3994720; 3994746)

m. Add a new SMA change to rezone the property located at 14100 Brandywine Road from the R-R Zone to the C-S-C Zone. (Tax account 1148246)

n. Add a new SMA change to rezone the property located on the west side of MD 210 from the C-S-C Zone to the C-M Zone. (Tax accounts 0294215, 0294199)

o. Add a new SMA change to rezone the property located on the north side of McKendree Road, 500 feet west of the intersection with US 301 from the R-R and C-M to the R-T Zone and revise the Future Land Use Map to show Residential Medium. (TM164, Grid E-1, parcel 15, tax accounts 1147958, 3046042)

p. Add a new SMA change to rezone the C-S-C zoned portion of the property located at 9016 Pineview Lane to the R-80 Zone. (Tax account 0903864)

WHEREAS, the Sectional Map Amendment for Subregion 5 is proposed to protect the health, safety, and general welfare of all citizens in Prince George's County; and

WHEREAS, the Sectional Map Amendment for Subregion 5 is a proposed amendment to the Prince George's County Zoning Ordinance, being an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County; and

WHEREAS, the Sectional Map Amendment includes proposed zoning changes and revised zoning changes as enumerated and transmitted herein, accounting for varying acreage and zoning categories; and

WHEREAS, in accordance with Section 27-645(d)(1) of the Zoning Ordinance of Prince George's County, the acceptance and processing of Zoning Map Amendment applications within the subject planning areas shall be postponed in accordance with the provisions of Sections 27-225.01(f), 27-225.01.05(f), and 27-226(a); and

WHEREAS, pursuant to Section 27-646(d) of the Zoning Ordinance of Prince George's County, building permit recommendations by the Planning Board and the issuance of building permits by the Department of Environmental Resources shall be postponed until final action on the endorsed Sectional Map Amendment by the District Council as provided for in Section 27-225.02(a)(1).

WHEREAS, pursuant to Section 27-157(b)(4) of the Zoning Ordinance of Prince George's County, the conditions and findings attached to previously approved zoning applications are considered part of the endorsed Sectional Map Amendment where the previous zoning category has been maintained and noted on the Zoning Map.

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby adopt the *Preliminary Subregion 5 Master Plan*, said plan being an amendment to the 1993 *Subregion V Approved Master Plan and Sectional Map Amendment (Planning Areas 81A, 81B, 83, 84, 85A,(excluding 85B)*, the 2002 *Prince George's County Approved General Plan*, the 2009 *Master Plan of Transportation*, the 2008 *Public Safety Master Plan*, the 2005 Countywide Green Infrastructure Plan, the 2010 *Prince George's County Historic Sites and Districts Plan*; 2010 *Water Resources Functional Master Plan*, and this said adopted plan containing amendments, deletions, and additions in response to the public hearing record; and

BE IT FURTHER RESOLVED that recommendations in the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* supersede recommendations in the Preliminary Subregion 5 Master Plan and Sectional Map Amendment where there are overlapping boundaries, except as noted in this resolution; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the sectional map amendment, as heretofore described, is in conformance with the principals of orderly comprehensive land use planning and staged development, being consistent with the *Adopted Subregion 5 Master Plan*, and with consideration having been given to the applicable County Laws, Plans, and Policies; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the sectional map amendment has been prepared in accordance with the requirements of Section 27-225.01.05 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to Sections 27-645(c)(1) and 27-225.01.05 of the Zoning Ordinance, endorses the proposed sectional map amendment for the Subregion 5 planning area by this resolution, and recommends that it be approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County as described as Planning Areas 81A, 81B, 83, 84, and 85A; and

BE IT FURTHER RESOLVED that the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment*, as herein adopted, is applicable to the area within the boundaries delineated on the plan map; and

BE IT FURTHER RESOLVED that the adopted master plan comprises the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* text as amended by this resolution, and

BE IT FURTHER RESOLVED that in accordance with Section 27-645(e) (2) of the Zoning Ordinance of Prince George's County, copies of the adopted plan, consisting of this resolution to be used in conjunction with the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment*, and attachments hereto, will be transmitted to the County Executive, and

BE IT FURTHER RESOLVED that the Zoning Map Amendments A-10009 known as "Hyde Field I" and A-10017 known as "Hyde Field II" be included as part of the Sectional Map Amendment, and the Prince George's County Planning Board Resolutions No. 09-90 and No. 09-91 pertaining to these applications are considered part of the endorsed Sectional Map Amendment; and

BE IT FURTHER RESOLVED that the adopted plan, and all parts thereof, shall be transmitted to the District Council of Prince George's County for its approval pursuant to Article 28, Annotated Code of Maryland; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to Section 27-645(e)(1) of the Zoning Ordinance, transmits this Sectional Map Amendment for Subregion 5 to the District Council and recommends that it be approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County.

****

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Washington with Commissioners Bailey, Washington and Geraldo voting in favor of the motion, and with Commissioner Hewlett temporarily absent and Commissioner Shoaff absent, at its regular meet held on Thursday, June 13, 2013 in Upper Marlboro, Maryland

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Bailey, Washington and Geraldo voting in favor of the motion to adopt this resolution, as revised, and with Commissioner Hewlett recused and Commissioner Shoaff absent, at its regular meeting held on Thursday, June 27, 2013 in Upper Marlboro, Maryland.

Patricia C. Barney
Executive Director

APPROVED AS TO LEGAL SUFFICIENCY
M-NCPPC Legal Department
Date 6/27/13

By Jessica Jones
Planning Board Administrator

Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment Errata/Technical Corrections Sheet

March 31, 2009

Correction No.	Technical Correction/Errata	Page No.
1	Add to the Table of Contents a List of Maps and Figures	x
2	The first sentence in the last paragraph currently says, "The Patuxent River is subject to several regional planning initiatives." Revise to say, "*The Patuxent River has received considerable policy and planning attention both at the county and state levels.*"	13
3	The first part of the second sentence in the last paragraph says, "The Patuxent River Policy Plan, last updated in 1997…" should be revised to say "The Patuxent River Policy Plan, *approved in 2000…*"	13
4	The last sentence in the final paragraph begins with "Within Subregion 5…" should be revised to read: "*The Patuxent Policy Plan applies to all of the Patuxent River watershed, only a portion of which is within the Subregion 5 plan area.*"	13
5	The last item on Table II-4 states that this certain section of MD 373, Accokeek Road "lies 0.1 miles south of MD 5." Revise to read that MD 373, Accokeek Road "*lies 0.1 miles west of MD 5.*"	22
6	Delete Map IV-1, Future Land Use; it is redundant	31
7	The first sentence in the first paragraph reads "Rural areas are located in the designated Rural Tier, generally north of Mattawoman Creek, west of the Potomac River….Revise the last phrase to read …. *east of the Potomac River.*" Also, remove "(the county line)" from its current location after Potomac River to just after Mattawoman Creek.	34
8	The first strategy currently reads, "Revise the conservation subdivision regulations (Code Section 24-152) to require conservation subdivisions in the areas designated residential low-transition on the land use map." Revise this strategy to say, ""*Strongly encourage developers to use the Conservation Subdivision technique in transitional areas in the Developing Tier to provide significant expanses of open space adjacent to the Rural Tier.*"	34
9	The first sentence under "Noise" reads "Federal, state and local ordinances…" delete the word "*local.*"	35
10	Remove the apostrophe at the end of the fifth listing entitled "Already Protected" on Table IV-2: Priority Preservation Area Acreage Goal.	40
11	Insert map of the "Recommended Primary Preservation Area" to replace the current Map IV-3 (attached).	41
12	Delete current map titled Map IV-8, General Plan Amendments (page 67); replace it with current Map IV-3, General Plan Amendments (page 41); the title of current Map IV-3 should be changed to Map IV-8 (attached).	41, 67
13	Figure V-2: The aerial is facing west and the illustration is facing east; correct the aerial.	63
14	The third sentence in the first paragraph currently says, "Scenic and historic roads will be preserved and promoted as significant remnants of an area's past." This sentence will be revised to say, "*Designated scenic and historic roads will be conserved and enhanced as a defining element of community character, linked to the historic*	92

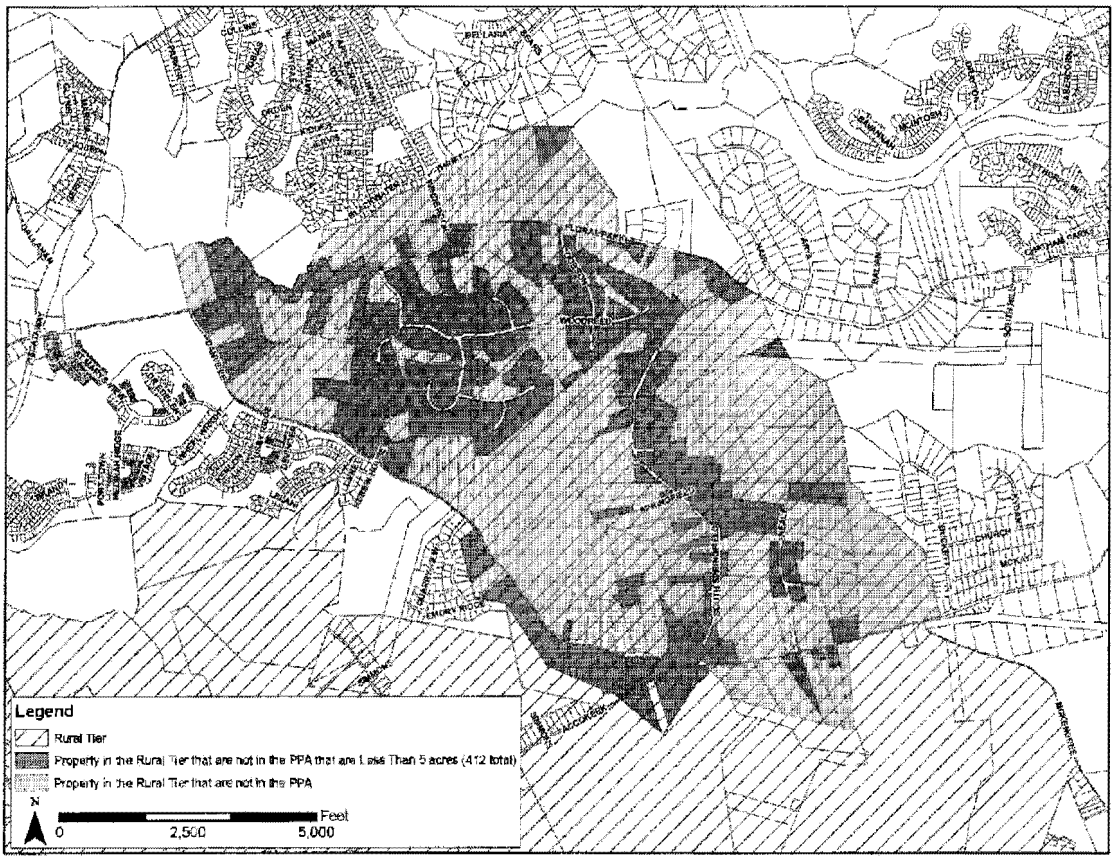
	development patterns of the county."	
15	Replace the definition of a dual route in the first sentence of the fifth paragraph to read *"an off road-combined bicycle and pedestrian facility and an on-road bicycle facility."*	116
16	Format and insert Bikeways Map into Public Facilities chapter.	118
17	Change map reference in the first paragraph from "Map IV-5" to *"Map VI-5"*.	118
18	Modify Table VI-6: Recommended Major On-Road Pedestrian and Bicycle Improvements to remove "US 301 Charles County to Anne Arundel County Dual Route, Branch Avenue MD 5 Charles County to Beltway Sidepath, Crain Highway US 301 MD 5 to US 50 Sidepath, and Indian Head Highway (MD 210) MD 228 to Beltway Sidepath" and insert "*Indian Head Highway in (limited to nodes) in keeping with the Preliminary Master Plan of Transportation*, 2009.	119
19	Delete the first strategy that says, "*Designate scenic or historic roads for protection and enhancement."* per Countywide comments.	125
20	The symbol for a designated historic and a proposed historic on Map VI-4: Special Roadways is too similar to differentiate. Amend the symbol on the legend for one of these categories.	131
21	Replace the photo of the Upper Marlboro Branch library with a photo of the Accokeek Branch Library and/or Surratts-Clinton Branch Library.	133
22	Remove the reference to Robindale golf course. It is currently closed.	142
23	The goal currently says, "Forestry is a strong contributor to the Subregion 5 and the Prince George's County's agricultural economy." *Revise this goal to read: "Forestry resources enhance the economic viability and sustainability of the Subregion 5 communities."*	158
24	Planning areas annotation overwrites the map, remove the annotation.	170
25	Update the existing and proposed zoning maps to reflect the following approved zoning cases: A-9987/88 Village of Timothy Branch, A-9996/7 Brandywine Village (Chaddsford), and A-9982 Towns of Brandywine	171,172
26	Revise Proposed Zoning Changes map to update with revisions in this Errata, transpose SMA changes C-7 and C-8, and add map title/number.	179
27	Revise SMA tables to add revised SMA Change Map for change C-6C and add a table to include C-6C (attached).	199
28	Add new SMA Change Maps and Tables for changes C-7 and C-8 (attached).	201

Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment Errata/Technical Corrections Sheet

June 27, 2013

Correction No.	Technical Correction/Errata	Page No.
	Land Use and Development Pattern	
1	Update reference to Joint Land Use Study to reflect approval in December 2009.	34
2	Update discussion of the Priority Preservation Area to reflect approval by the District Council on July 10, 2012.	39, 43
3	Update map to replace Map IV-3, "Recommended Primary Preservation Area"	41
4	Update reference to construction of Target, Costco and the Brandywine Crossing Shopping Center in paragraph 4.	49
5	Revise title [Clinton] to Clinton and Tippett. Revise last sentence paragraph 3, "Although the slowdown in the housing market that began in 2007 is likely to retard the pace of development in the [Clinton] Tippett area …."	61
	Environment	
6	Revise to "Ensure that to the fullest extent [that is] possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds."	83
7	Update strategies. Revise: ["Revise the countywide stormwater management ordinance to incorporate revisions in the MD Stormwater Design Manual (anticipated in late 2008)"] to "Revise the countywide stormwater management ordinance to incorporate 2009 revisions in the MD Stormwater Design Manual."	83
	Transportation: Transit, Trails, Special Roadways	
8	Update, as necessary (Table VI-1, Roadway Improvements Since 1992)	94, 95, 96
9	Update US 301 Waldorf Area Transportation Improvements Project information	99
	Sectional Map Amendment	
10	Update "Table X-1: Existing and Proposed Zoning Inventory"	177
11	Update the map titled "Subregion 5 SMA Proposed Zoning Changes" to read "Subregion 5 Planning Board Endorsed Zoning Changes"	179
12	Update Public Facility Cost Estimates	253

Item 36. i. Properties Retaining R-A Zone in the Rural Tier



Rural Tier Tax Accounts Omitted from SMA, 2013 (467)

1157288	0337204	1183854	0383067	3590692	0371203
1187228	1147552	2935377	0351080	0359836	0351148
0309120	1138478	3649944	1159078	3649365	1189158
1185362	0286369	1159045	1147420	1151661	1135607
3590544	3649803	2935807	3436649	1159136	3649985
2935666	1137991	3675386	0378703	2935740	1173673
0277251	0296095	0353458	1184951	0381632	1178888
0370502	3590577	1135748	2935674	1185354	0327064
1182989	0344077	1161504	1173632	0335661	1133453
0284737	1176759	1173707	0310268	5522971	1187236
0387696	1135656	1159003	0309088	1138023	1138569
3675394	1138015	1181445	0377358	3649977	0321851
3649332	3649811	1182476	0291567	3590668	1180843
1160936	0306480	0284968	2935609	3590502	1187723
1161512	1175769	2935393	0281196	1135615	0309070
0340141	0375907	0411454	3650124	0309617	1177302
1174051	3649894	1160910	3649910	1149459	2935252
1183862	1153154	2935781	3650116	3650132	0312504
1171313	0375899	2935534	3590403	0370668	3649936
0312777	3590726	3649993	0309161	1146737	0337634
1137603	1171081	1135599	2935278	0351130	0344069
1146182	3649845	0335653	1147537	1137660	1147560
1175405	3650041	1134113	1177674	3590684	2935765
2935260	3649860	0319434	0295972	1138502	1187244
2935401	0355891	3590445	1136100	3590619	3649951
2935484	1173624	1171743	0411355	1174622	2935633
0378729	0284620	3590387	1161009	0294678	1171099
0306886	1146513	0278127	1188192	3590478	1150846
1158179	1149236	1158914	1182922	1135680	1159128
0345553	3649852	0353565	2935823	1137579	2935229
1173681	3649878	1135714	1189042	0387597	1188960
1135722	1159094	1159011	1184233	1135672	1149830
0381046	3590650	1138551	1173699	2935583	0371146
1159060	0285627	3590411	0284406	1180884	1135581
0284661	1148360	1150556	0399576	0345561	0356287
1191832	0309179	2935203	3649795	0312785	3590627
3590429	0353250	1174358	3650017	3590635	2935575
1176767	1146315	0348110	3649928	0337196	0337931
1158989	0394007	0387571	2935716	1173665	1171198
0312900	3590643	0328526	1145812	1173640	2935211
1171180	9999999	0387589	2935286	1183730	2935799
0350827	1175272	0403865	1138445	1171222	1173657
2935468	3590536	2935591	0387605	2935435	0390807
1156165	3649969	2935385	0371120	1157361	1158963
3649415	1135631	3649399	1159037	3650082	3650033
2871861	1149756	3650074	3650140	2935245	1180876
5522993	2935757	5523007	0404632	2935682	1151257
1138544	2935708	0307520	0284729	3590460	2935625
2935369	1159102	0343582	0377622	3706165	0411546
3590452	3590585	3650066	2935310	2935237	1189380
1138007	1171156	2935302	3649407	1138494	0386003
2935559	3590700	0284489	1159086	1158971	0353524
1138536	2935294	0344085	1138460	2935690	3650058
0378737	3199296	0338962	1171107	2868826	1147693
1171495	0359844	0309633	2935658	1160266	1159029

1137892	3590494	0307603	2935724	3650009	3649357
2935542	3590528	1182781	0309153	0351437	0371138
1171206	1161116	2935419	1138486	1158997	3649340
0316836	1182880	0393942	1159185	2935351	2935518
3706157	1145689	2935344	2935476	3590676	2935443
2935617	1137645	0316174	3958196	0312884	0316562
0403857	3590601	0275149	5522982	0385302	1147438
1133461	0403832	2935450	1138429	1151646	0353466
1159193	3590510	1151315	3590593	0319442	0340125
0281832	0360511	2935732	1138361	0309146	1158906
3578655	3675378	0353532	2935641	0403345	1173772
0340133	2935815	1153915	1142934	3590718	1146919
1138577	1133339	1151653	0327510	1157106	0371088
2935328	1141118	1141134	3590437	1151620	3650090
3590486	0403840	3649902	0380998	3649423	3650025
1138452	0360107	1147602	0377630	0312918	1187251
3989936	2935526	1171289	2935773	0309625	3649829
5522960	2935336	0337063	0281717	1137652	0310565
0402396	3590742	0393959	1149772	1175389	1159979
0376129	1138528	1175371	0353557	3649886	1152982
0314088	0387225	3649837	0320697	0378711	3989928
1146265	2935567	2935427	3650108	0360776	4020541
1159052	1152420	3590734	3590395	0313650	

Update the discussion and map of the Mount Vernon Viewshed with the following:

PAGE 6 (First sentence at top of page)
The vision for the Rural Tier is protection of large amounts of land for woodland, wildlife habitat, recreation and agricultural pursuits, [and] the preservation of rural character and the conservation of significant scenic vistas. Land use, environmental, transportation, and public facilities policies recommended for the Rural Tier are intended to balance pressure for residential development and landowners' equity with the desire

PAGE 8 (Rural Tier at middle of page)
Two separate areas of Subregion 5 fall within the Rural Tier (Map II-2, page 3). In combination with the rural portions of Subregion 6, these areas form a significant part of the large block of forest, agriculture, and open space that surrounds the Washington, D.C. metropolitan area to the east and south. The Rural Tier area in Accokeek, west of MD 210, covers approximately 4,800 acres, and contains Piscataway National Park [administered by the National Park Service]. Low density development and large forested areas in the Rural Tier help protect tributaries of Piscataway Creek and the Potomac River, and are part of a mostly continuous chain of publicly owned land (much of it under the jurisdiction of the National Park Service) stretching along the Potomac River from Indian Head (in Charles County) to the District of Columbia. In 1998, the U.S. Environmental Protection Agency designated the Potomac River as one of the first 14 American Heritage Rivers in a program designed to streamline federal participation in local efforts to protect and enhance the natural, cultural, and economic to maintain rural character and sustainable natural environments.

PAGE 10 (paragraph 3)
The National Park Service [owns and maintains] administers Piscataway National Park, which was established in 1962 primarily to protect the scenic viewshed of [as a scenic easement for] Mount Vernon, located on the Virginia side of the Potomac River. The boundaries of Piscataway National Park encompass over 5,000 acres of federally owned property and [Much of the] privately-held land [south of Piscataway Park is also] which is subject to the scenic easement[.]s held by the National Park Service.

PAGE 12 (last part of paragraph 2)
An especially desirable area in west Accokeek is a wooded, scenic area called the "Moyaone Reserve" located within the established boundary of Piscataway National Park. Residential l[L]ots in the Moyaone Reserve are a minimum of five acres in size and are subject to scenic [an] easements acquired for the protection [ng] of the Mount Vernon viewshed.

PAGE 13 (penultimate sentence of paragraph 3)
Piscataway National Park encompasses 5,000 acres of open fields, forest[s], tree canopy, and wetlands along the Potomac River protecting a significant cultural landscape directly opposite [Mt] Mount Vernon in Virginia. The park supports diverse plant and animal populations including bald eagles, beavers and osprey.

PAGE 14 (last sentence of paragraph 1)
The other SCAs are Piscataway National Park and the Potomac River/Chesapeake Bay Critical Area Shoreline.

PAGE 38 (C. Rural Tier- paragraphs 1, 2 and 3)
The 2002 General Plan designates a significant portion of land in the southern part of Subregion 5 to be in the Rural Tier policy area. In these areas, the county policy is to conserve large portions of land for woodland, wildlife habitat, recreation and agricultural pursuits, and to preserve rural character and significant scenic vistas. To ensure consistent strategies to implement Rural Tier land use policies throughout the county, the sectional map amendment proposes rural densities that are consistent with densities established in the Rural Tier in Subregion 6 and in other parts of the county. (See Chapter X, Sectional Map Amendment.)

The Rural Tier comprises almost thirty percent of Subregion 5 in two areas: west of MD 210 (Indian Head

Highway) and between Accokeek and Brandywine, mostly south of Floral Park Road. The Rural Tier contains farm land and extensive forest as well as other environmental, scenic and historic resources. These are the last remaining largely undeveloped areas that are not committed to a suburban development pattern. These areas are also under development pressure due to easy access from them to major highways and their strategic location close to existing or planned metropolitan centers, including Washington, D.C., National Harbor, Branch Avenue Metro, Largo, and Westphalia.

This subregion master plan uses the term "agriculture" to cover the broadest range of working landscapes and [of] agricultural enterprises, including cropland, livestock, nurseries, equine, forestry, and other specialty enterprises such as vineyards and wineries. This chapter identifies land use policies to allow agriculture and forestry to continue and flourish in the subregion, but other policies and actions are needed in the areas of economic and business development and support, strategic planning, and marketing. These are discussed in Chapter VIII, Economic Development.

PAGE 40 (No.3.)
3. **Protective Easements**. [Other] Various types of easements can also contribute to land preservation in the PPA. These include historic preservation easements established through the Maryland Historic Trust[,]: environmental easements held by organizations such as the Maryland Environmental Trust, which may be acquired or may be donated[,]; or scenic easements as held by the National Park Service or by more local entities. In many parts of Maryland local land trusts, supported by state legislation, play an important role in land preservation as easement holders or as brokers between landowners and the eventual easement holders. Promotion of the potential for local land trusts is a tool for local preservation. Organizations such as the Trust for Public Land and The Conservation Fund may also become active, as they are in other parts of the state, as local land trust partners develop.

PAGE 42 (No.5.)
5. **Woodland Conservation**. The county's Woodland Conservation and Tree Preservation Ordinance requires mitigation for development activities that result in the clearing of [affect] woodland. [This program] The application of this ordinance, together with enhancements proposed in this section, will [lead to] result in [additional land preservation] woodland conservation and tree canopy retention in the PPA from both developing [-] sites and in off-site woodland conservation banks established to provide [off-site mitigation. On-site preservation will result from mining and from conservation subdivisions. Off-site preservation will result partially from mining and partially from] mitigation for development outside the PPA.

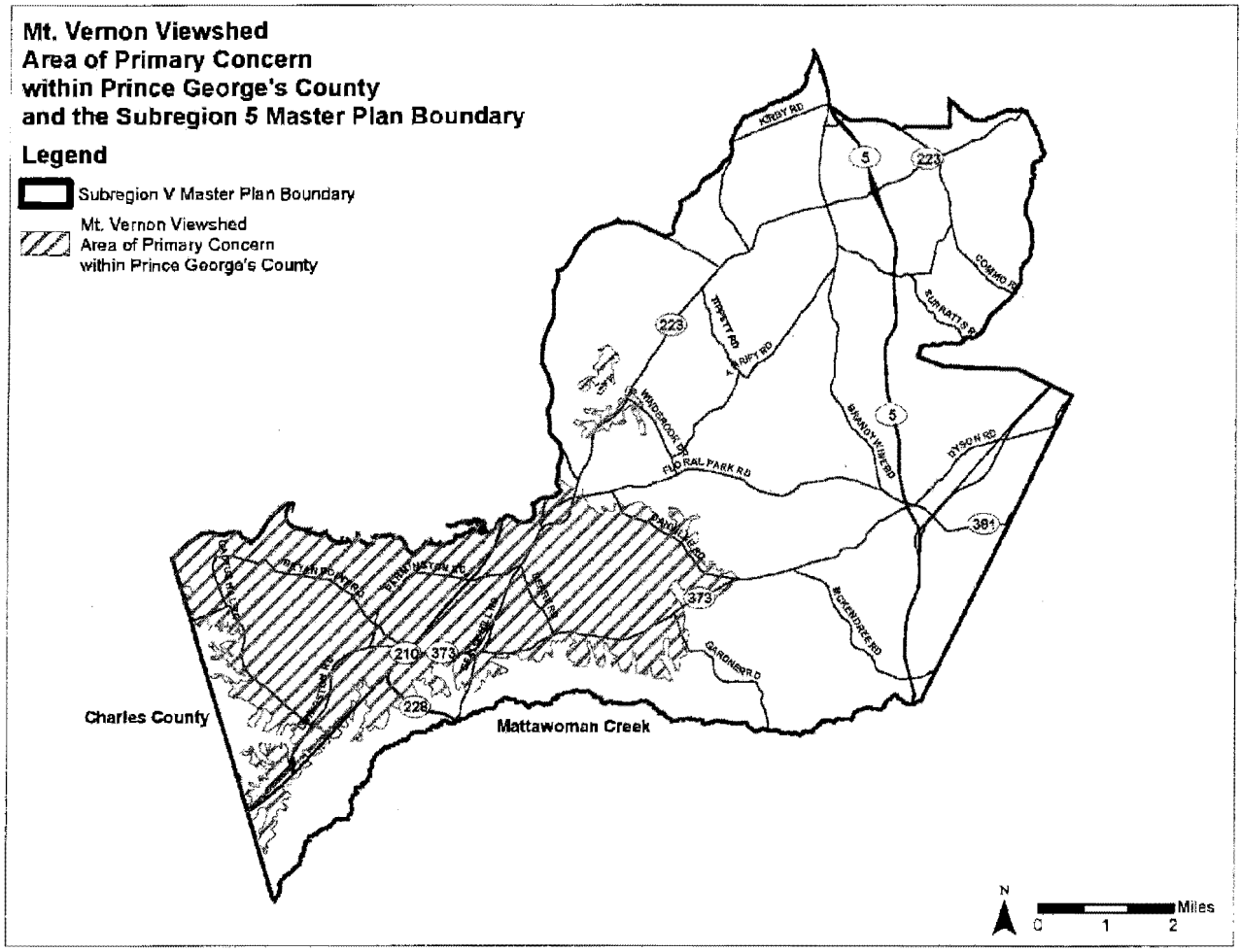
[Program modifications should be considered to stimulate and facilitate l] Landowners can be encouraged and assisted in establishing woodland conservation banks through retention or afforestation within the PPA , which can [interest in] sell[ing] woodland conservation transfer credits to developer[s] properties outside the PPA. [needing mitigation sites such as creating a retention or reforestation bank.]

PAGE 55 (third bullet of Goals in E. Communities)
- In rural areas preserve agricultural and forested working landscapes and protect significant cultural landscapes [important views], scenic vistas, landmark and historical sites. Ensure that new development respects and fits into the existing vernacular landscape rather than visually dominating it.

PAGE 58 (Rural Character, near middle of page)
Rural Character and Cultural Landscapes
The cultural landscapes of the rural communities of Accokeek and Piscataway are part of a nationally significant historic landscape within the scenic viewshed of Mount Vernon, located across the Potomac River. This area, as well as the view across the Potomac River to and from Mount Vernon, should be protected using the controls and processes recommended in the 2007 and 2013 viewshed studies. Land use policies that retain, conserve, and enhance rural character should be utilized during the development process to protect areas of critical vegetation and help ensure protection of the area's rural character and its historic significance. Appropriate controls should be used during development to ensure that the height, siting, mass, material, and setbacks within the Area of Primary Concern (see Map) are consistent with the area's rural character.

PAGE 71 (first sentence of paragraph 2, Local Conservation Areas)
Within [Adjacent to] Piscataway National Park in Accokeek, the Moyaone Reserve is also identified in this plan as a local conservation area due to its significance as an area with low impact development, two working farms, and Potomac River frontage entirely within the Mount Vernon viewshed [across the river in Virginia].

Area of Primary Concern – Mount Vernon Viewshed (Attachment D – continued)



COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2013 Legislative Session

Resolution No. CR-80-2013

Proposed by Council Member Patterson (by request – Planning Board)

Introduced by Council Members Franklin and Davis

Co-Sponsors

Date of Introduction July 24, 2013

RESOLUTION

A RESOLUTION concerning

The Subregion 5 Master Plan

For the purpose of approving, with amendments and revisions, as an Act of the County Council of Prince George's County, Maryland, sitting as the District Council, the Subregion 5 Master Plan, thereby defining long-range land use and development policies in Planning Areas 81A, 81B, 83, 84, and 85A for the area generally comprised of the properties bounded by Andrews Air Force Base (to the north) and Charles County (to the south), and between these boundaries, the Potomac River, Gallahan Road, Old Fort Road, Steed Road, Allentown Road and Tinkers Creek (to the west), and Piscataway Creek, a PEPCO electric utility right-of-way and the Pope's Creek CONRAIL railroad (to the east).

WHEREAS, upon approval by the District Council, this Master Plan will amend the 1993 *Subregion V Approved Master Plan and Sectional Map Amendment (Planning Areas 81A, 81B, 83, 84, 85A*,(excluding 85B); the 2002 *Prince George's County Approved General Plan*, the 2005 *Countywide Green Infrastructure Functional Master Plan,* the 2008 *Approved Public Safety Facilities Master Plan,* the 2009 *Master Plan of Transportation,* the 2010 *Approved Historic Sites and Districts Plan,* and the 2010 *Approved Water Resources Functional Master Plan;* and

WHEREAS, on November 20, 2007, in Council Resolution CR-88-2007, the County Council of Prince George's County, Maryland, sitting as the District Council, directed The Maryland-National Capital Park and Planning Commission (M-NCPPC) to prepare a new Subregion 5 Master Plan and Sectional Map Amendment in order to develop a comprehensive

approach to implementing the recommendations of the 2002 General Plan and to ensure that future development is consistent with County policies; and

WHEREAS, on November 20, 2007, the District Council endorsed the Goals, Concepts, Guidelines and the Public Participation Program prepared by the Planning Board and established the Plan boundaries (81A, 81B, 83, 84 and 85A) and excluded Planning Area 85B which was included in the Subregion 6 Master Plan pursuant to Section 27-643 of the Zoning Ordinance; and

WHEREAS, the Planning Board hosted a series of listening sessions to gather community guidance and inform the public of the planning process and solicit issues and concerns, and the Planning Board staff further conducted nine planning workshops as the major component of the Public Participation Program to involve the community in the preparation of the plan; and

WHEREAS on September 9, 2009, the District Council approved the 2009 Subregion 5 Master Plan and Sectional Map Amendment in CR-61-2009; and

WHEREAS, pursuant to an action filed in the Circuit Court for Prince George's County, on October 26, 2012, in consolidated cases CAL09-31402/CAL09-32017, the Circuit Court for Prince George's County declared void the adoption of CR-61-2009 by the District Council for failure to meet the affidavit requirement pursuant to Md. Ann. Code, State Gov't § 15-831 (2012), and returned the matter to the District Council for review of the recommendations of The Maryland-National Capital Park and Planning Commission ("M-NCPPC"); and

WHEREAS, on November 5, 2012, the District Council, on its own motion, and pursuant to the October 26, 2012, Order of Court and § 27-227 of the Zoning Ordinance, voted to reconsider CR-61-2009 concerning the Subregion 5 Master Plan and Sectional Map Amendment; and

WHEREAS, by Order dated November 13, 2012, the District Council remanded the Subregion 5 Master Plan and Sectional Map Amendment to the Planning Board for the purposes of compliance with affidavit requirements pursuant to Md. Ann. Code § 15-831 and resubmittal of its February 2009 Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment to the District Council; and

WHEREAS, in order to reapprove the Subregion 5 Master Plan, the District Council for Prince George's County, in conjunction with the Prince George's County Planning Board, held a joint public hearing on April 11, 2013; and

WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the plan proposals for public facilities were referred to the County Executive and the District Council for review, and on June 11, 2013, the District Council adopted CR-53-2013, finding no inconsistencies between the proposed public facilities in the Master Plan proposal; and

WHEREAS, on June 13, 2013, the Planning Board held a work session to consider the plan recommendations and public hearing testimony; and

WHEREAS, on June 27, 2013, the Planning Board adopted the Master Plan with revisions as described in Prince George's County Planning Board Resolution PGCPB No. 13-75 and transmitted the adopted Master Plan and supporting documents to the District Council on July 2, 2013; and

WHEREAS, on July 8, 2013, the District Council held a work session to review the adopted Subregion 5 Master Plan and, after discussion concerning the record of testimony and exhibits relevant to the Subregion 5 Master Plan and SMA, the Council directed Technical Staff to prepare a resolution of approval with revisions.

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 Subregion 5 Master Plan, as adopted on June 27, 2013, by PGCPB No. 13-75, be and the same is hereby approved, with the following revisions:

REVISION 1:

A. Chapter V, Environment, C. Mattawoman Creek Watershed, page 81, revise as follows:

- While large areas of the watershed in Prince George's County are wooded, valuable sand and gravel resources underlie many parcels and mining activity [is expected to] may continue for many years in the Rural Tier.

B. Chapter V, Environment, C. Mattawoman Creek Watershed, page 84, revise as follows:

- [Work with] Require mining companies to achieve post mining reclamation that meets environmental needs, with a strong emphasis on reforestation, and consideration for grassland creation.

REVISION 2:

• Chapter VI, Transportation Systems, Table VI-7, page 127-127, change the Functional Class of roadway as follows: 1) Windbrook Drive between Floral Park Road and Thrift Road from a Collector to a Local road; 2) Thrift Road between Tippet Road and Brandywine Road from a Collector to a Local road; and 3) Floral Park Road between MD 223 and Brandywine Road from a collector to a Local Road.

REVISION 3:

A. Chapter VIII, Economic Development, A. Industrial, Office, and Retail, Strategies, Clinton, page 155, revise to omit the following strategy:

• [Designate land west of the intersection of MD 223 and Steed Road for limited mixed-use development.]

B. Chapter VIII, Economic Development, D. Sand and Gravel, pages 160-161, revise as follows:

• Sand and gravel is an essential element of new construction in the Washington, D.C., region. Major sand and gravel deposits associated with the Brandywine geological formation (see Map IV-4, page 46) are located in Subregion 5. There is significant potential for sand and gravel mining due to the existence of large un-mined reserves. [It is a diminishing resource because of depletion from ongoing mining and because new development on top of sand and gravel reserves eliminates potential future extraction.]

Goal

• The county balances the need for [capitalizes on] the extraction of sand and gravel resources (and related activities) with the potential negative impact and nuisance to nearby properties and the environment, including restricting sand and gravel mining to the rural tier. [prior to the land being pre-empted by other land uses.]

• As of August 2008, Subregion 5 supported seven active mines comprising approximately 1,580 acres, and there were approximately 2,130 acres of closed and reclaimed mines. There is a sand and gravel washing and processing plant on Accokeek Road in Brandywine. Additionally, the mining industry may support[s] other independent businesses in the region, predominately in the trucking industry, thus generating potential additional economic spin offs in the local economy, though the specific amount of positive impact to the county has not been quantified in this plan.

Because of its high weight-to-size ratio, sand and gravel from the Brandywine Formation is most cost effective to extract, process and transport near its local end use. [The aggregate industry's contribution to the local economy is likely to increase as neighboring counties, particularly Anne Arundel County, reduce sand and gravel output due to mine closures. Furthermore, as transportation costs continue to rise, sand and gravel operations located within the Washington, D.C., metropolitan marketplace will have a competitive advantage over outlying sources of aggregates in Virginia and the Eastern Shore.] However, the region's sand and gravel industry faces several issues and challenges:

- Access to new mining capacity is becoming limited as land is subdivided for development or broken- up into uneconomical units of production.
- Mining places a traffic burden on a rural and suburban road system that is also increasingly used by commuters, creating traffic conflicts.
- Public opinion on the effectiveness of mine reclamation often puts the community at odds with the industry, although many mine reclamation issues cited by the public as poor practice are, in fact, related to mining activities that predated current reclamation practices. Over time, costs associated with these issues could lead to disinvestment in the industry and its eventual relocation. Improving the public's understanding and acceptance of the industry and protecting long- term access to the resource is the focus of the following policies and strategies.

Policies

- Restrict sand and gravel mining to the rural tier, with enhanced buffering between sand and gravel mining and communities in the Developing Tier. [Provide commercially viable access to sand and gravel resources to accommodate current and future demand. Ensure that entrances meet applicable county regulations.]
- Encourage the mining industry to provide specific evidence of the positive economic benefit of this activity to Prince George's County, including documentation of the positive impact of proposed mining for employment of truckers who are Prince George's County residents.
- Improve access to financial and work force development incentives to support economic development of mining regulations.
- Foster dialogue between community residents and members of the sand and gravel community to address concerns. [Discuss the benefits of mining and the mining

application approval process.]

- [Prevent the preemption of mineral resource extraction by other land uses (see Chapter IV).]

Strategies

- Explore the feasibility of developing a mineral overlay zone to protect mineral resources.

Issues to be evaluated include:

- Real estate notices
- Dispute resolutions
- Expand easement language in programs such as those run by the Maryland Agricultural Land Preservation Foundation (MALPF) to integrate sand and gravel operations within easement contracts.
- Integrate the sand and gravel industry within traditional economic development programming such as tax credits and abatements, workforce assistance, and assistance with state and federal small business financing.
- Conduct community outreach to improve understanding of the sand and gravel industry and to improve industry integration within the rural communities.
- Ensure that sand and gravel mine applications address all impacts on surrounding communities, including requiring applicants to mitigate on and off-site transportation impacts from mining activities and potentially limiting the daily hours of mining activities and duration of sand and gravel approvals to mitigate the nuisance to nearby communities.

See additional mineral related recommendations in Chapter IV (Land Use—Development Pattern), including guidelines for the review of new and expanding projects including post extraction uses.

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

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

Adopted this 24th day of July, 2013.

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: _____
Obie Patterson
Vice Chair

ATTEST:

_____
Redis C. Floyd
Clerk of the Council