THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org
301-952-3972

January 24, 2019

MEMORANDUM

TO: Andree Green Checkley, Planning Director

VIA: Debra Borden, Principal Counsel, Legal Department
Kipling Reynolds, AICP, Chief, Community Planning Division KR

FROM: Scott Rowe, AICP, CNU-A, Planning Supervisor, Long-Range Planning Section, Community Planning Division BSR
Michael Zamore, Planner Coordinator, Long-Range Planning Section, Community Planning Division

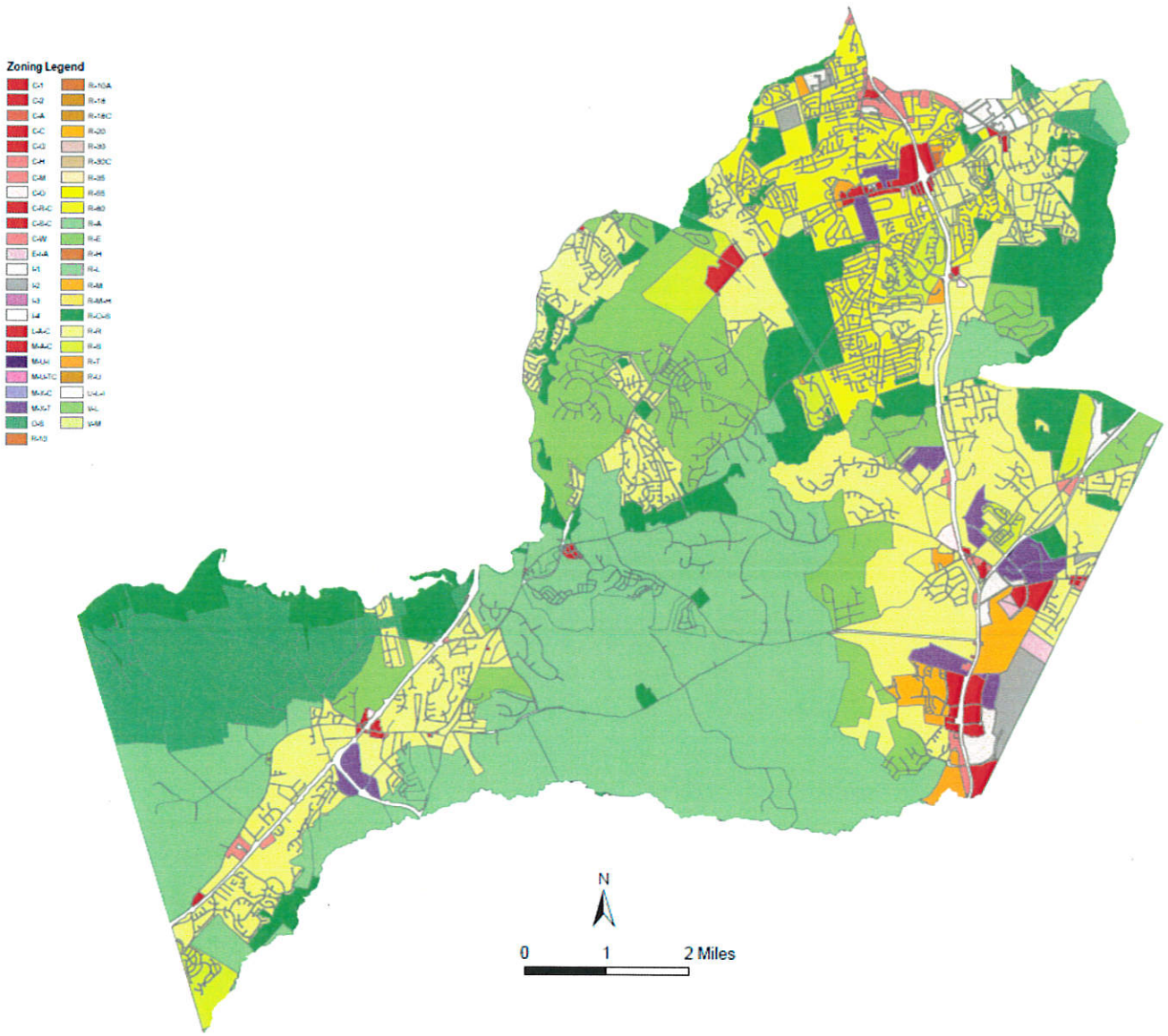
SUBJECT: Authorization to Make an Administrative Update to the 2013 *Approved Subregion 5 Sectional Map Amendment*

The purpose of this memorandum is to request approval to make an administrative technical update to the 2013 *Approved Subregion 5 Sectional Map Amendment* to reflect the District Council's approval of CR-13-2018, rezoning several properties within Subregion 5.

On March 6, 2018, the District Council approved CR-13-2018, amending the County Zoning Map to reclassify properties within Planning Subregion 5. To reflect the District Council's action, the following updates should be made to the 2013 *Approved Subregion 5 Sectional Map Amendment:*

Update 1: Update Map X-2, Page 163

Update Map X-2 to reflect all Zoning Changes subsequent to July 24, 2013, including previously-approved administrative corrections to the Zoning Map, and add a footnote with the date the map was created. (Map created on 8/29/2018)



Update 2: Table X-1: Zoning Inventory, page 168

Zone	Prior Acreage	Net Change	Approved Acreage*
C-A (Ancillary Commercial)	7.97	0.00	7.97
C-M (Commercial Miscellaneous)	308.82	-1.39	307.43
C-O (Commercial Office)	59.46	-1.54	57.92
C-S-C (Commercial Shopping Center)	466.25	-15.91	450.34
E-I-A (Employment and Institutional Area)	19.37	0.00	19.37
I-1 (Light Industrial)	372.04	0.00	372.04
I-2 (Heavy Industrial)	329.43	0.00	329.43
I-3 (Planned Industrial/Employment Park)	65.42	0.00	65.42
I-4 (Limited Intensity Industrial)	88.34	0.00	88.34
L-A-C (Local Activity Center)	232.76	0.00	232.76
M-X-T (Mixed Use-Transportation Oriented)	463.99	198.33	662.32
O-S (Open Space)	3,068.91	0.00	3,068.91
R-10 (Multifamily High Density Residential)	7.87	0.00	7.87
R-55 (One-Family Detached Residential)	39.28	-20.99	18.29
R-80 (One-Family Detached Residential)	3,097.81	-62.25	3,035.56
R-A (Residential-Agricultural)	12,507.95	0.00	12,507.95
R-E (Residential-Estate)	5,043.25	0.00	5,043.25
R-L (Residential Low Development)	910.26	0.00	910.26
R-M (Residential Medium Density)	447.60	0.00	447.60
R-O-S (Reserved Open Space)	5,107.82	0.00	5,107.82
R-R (Rural Residential)	10,256.37	-96.25	10,160.12
R-S (Residential Suburban Development)	1,202.10	0.00	1,202.10
R-T (Townhouse)	223.65	0.00	223.65
Total	**44,326.72**		**44,326.72**
Right-of-Way	**3,151.11**		**3151.11**
Total Acres	**47,477.83**		**47,477.83**

Source: M-NCPPC, August 2018

**Includes zoning approved by judicial decree or administrative correction between 2013-2016 and by CR-13-2018 of March 6, 2018*

Update 3: Map X-3, page 169

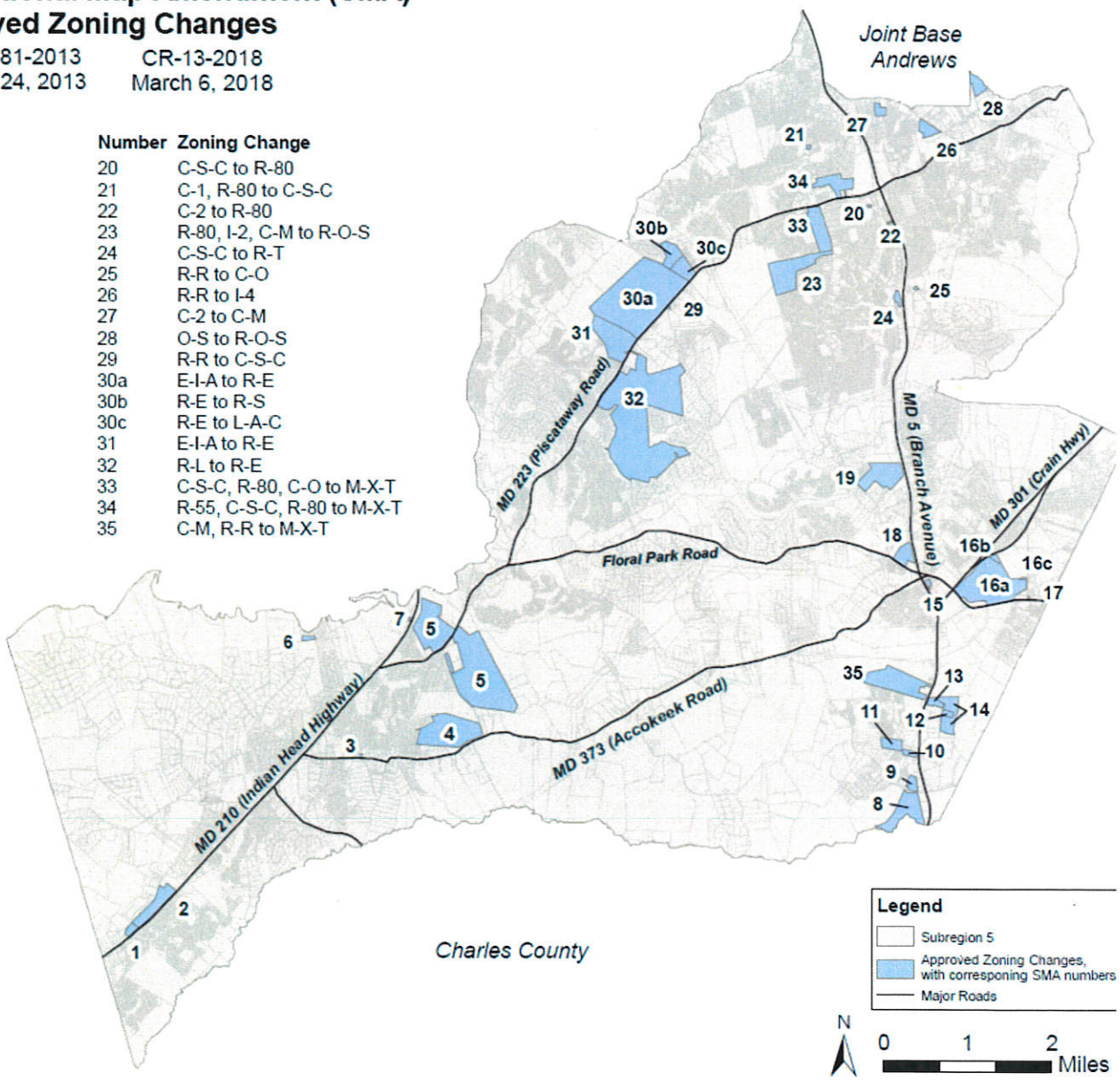
Add Zoning Changes 33, 34, and 35.

Subregion 5 Sectional Map Amendment (SMA)
Approved Zoning Changes

CR-81-2013 July 24, 2013 CR-13-2018 March 6, 2018

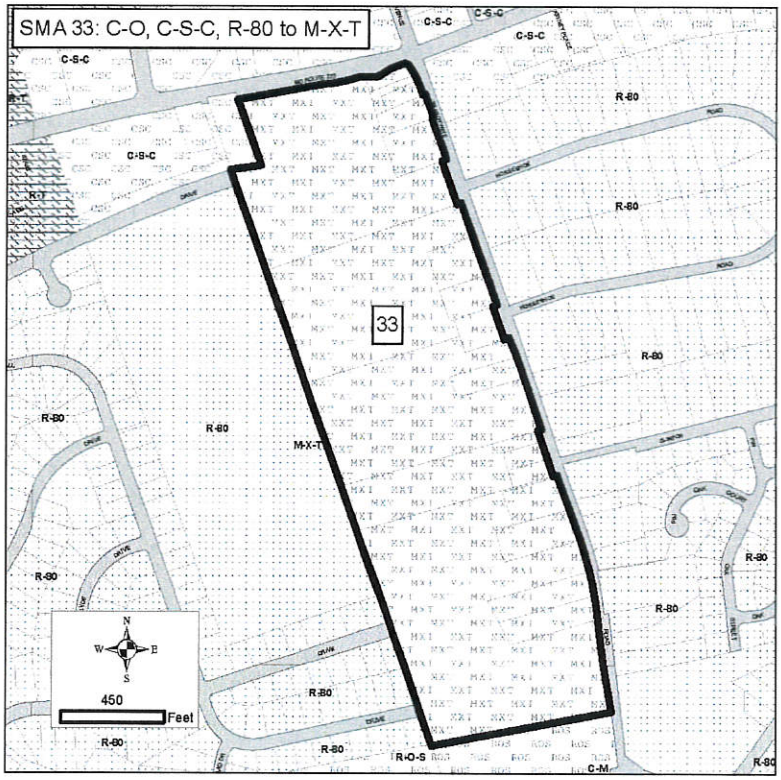
Number	Zoning Change
1	C-M to C-S-C
2	C-M to R-R
3	C-M to R-R
4	R-S to R-A
5	V-M to R-A
6	R-R to O-S
7	C-S-C to C-M
8	C-M, R-A to R-T
9	C-M, R-R to R-T
10	C-M to C-S-C
11	R-R to R-T
12	I-1 to M-X-T
13	I-3, I-1 to C-S-C
14	I-1 to M-X-T
15	R-R to C-M
16a	I-1 to M-X-T
16b	I-1 to R-O-S
16c	R-O-S to M-X-T
17	R-R to C-S-C
18	R-R to C-O
19	R-R to M-X-T

Number	Zoning Change
20	C-S-C to R-80
21	C-1, R-80 to C-S-C
22	C-2 to R-80
23	R-80, I-2, C-M to R-O-S
24	C-S-C to R-T
25	R-R to C-O
26	R-R to I-4
27	C-2 to C-M
28	O-S to R-O-S
29	R-R to C-S-C
30a	E-I-A to R-E
30b	R-E to R-S
30c	R-E to L-A-C
31	E-I-A to R-E
32	R-L to R-E
33	C-S-C, R-80, C-O to M-X-T
34	R-55, C-S-C, R-80 to M-X-T
35	C-M, R-R to M-X-T



Update 4: Add Zoning Change 33

Change Number	Zoning Change	Area of Change	Planning Area	Tax Map and Grid	Tax Account	Prior Zoning Approval(s)
33	C-S-C to M-X-T C-O to M-X-T R-80 to M-X-T R-80 to M-X-T	11.777 0.9680 8.194 36.697	81A	116-C3 116-C3 116-C3 116-C4	See Appendix 12 for Change 33	Subregion 5 SMA, approved July 24, 2013, retained the C-O, C-S-C, R-80 zones.
Location and Use	The southwest quadrant of the intersection of Piscataway Road and Brandywine Road. This is generally a residential neighborhood with small retail and commercial. Properties fronting Brandywine Road are occupied by single-family residential development and larger vacant or wooded areas to the west.					
Discussion	Per CR-13-2018 (minor Amendment #4)					

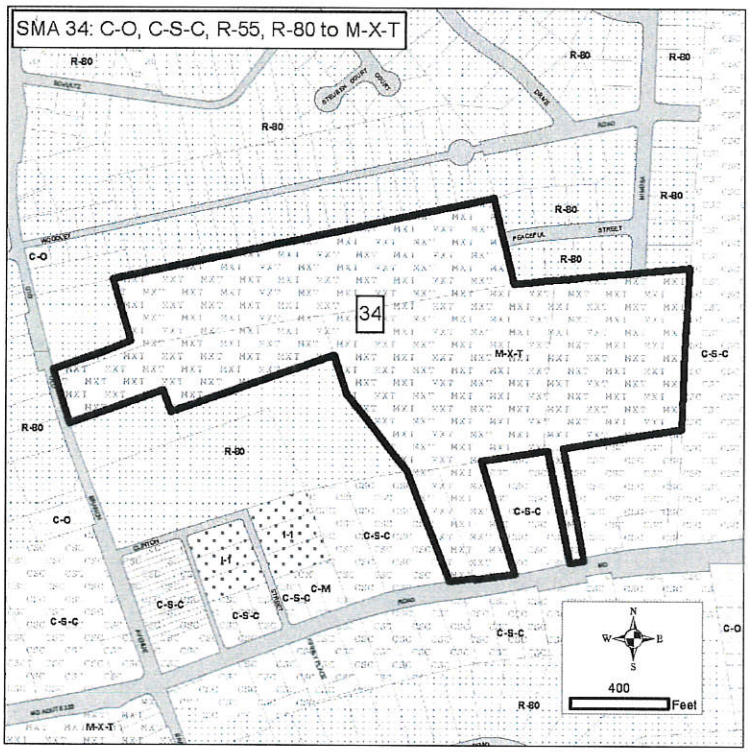


APPENDIX 12: SMA 33 – TAX ACCOUNT NUMBERS

Change 33 Tax Account	Acreage	Plan Area	PAZ	Lot	Block	Section	Parcel	Plat	Property Description	Map Grid	Map 2000
852731	1.04	81A					058		CLINTON	116C4	212SE06
864934	0.73	81A					048		CLINTON	116C3	212SE06
874289	1.00	81A					060		CLINTON	116C4	212SE06
883843	0.88	81A					061		CLINTON PT PAR 61	116C4	212SE06
888776	1.12	81A					026			116C4	212SE06
906156	0.30	81A					046		CLINTON -DEED01/06/06PEND-	116C3	212SE06
906164	0.32	81A					225		-DEED01/06/06PEND-	116C3	212SE06
906172	0.12	81A					212		CLINTON -DEED01/06/06PEND-	116C3	212SE06
906180	0.09	81A					213		-DEED01/06/06PEND-	116C3	212SE06
906198	0.52	81A					226		CLINTON	116C3	212SE06
906214	0.96	81A					085		(1395SF DFR TO ST OF MD R/W 99985 2008)	116C3	212SE06
911578	4.19	81A						0914100 5	LOTS 1. 2. 3	116C4	212SE06
912592	0.83	81A					047			116C3	212SE06
912972	8.99	81A					056		AG TX	116C4	212SE06
912980	0.68	81A		1			N/A	A09-8521		116C3	212SE06
915991	0.67	81A					057			116C4	212SE06
975276	9.03	81A					059		ALL PAR 59	116C3	212SE06
975300	15.41	81A					083		CLINTON (LAC 7262 F TO # 085273 1 L13376F165 STR 2000)	116C4	212SE06
975334	9.96	81A						A09-9850	LOT 2 EX 32789 SQ FT (1,395SF TO #3949914 STR 08)	116C3	212SE06
975342	0.75	81A						A09-9850	PT LT 2 EQ 32789 SQ FT	116C3	212SE06
3949914	0.03	81A			N/A	N/A		A09-9850	PT OF LOT 2 (NEW FR #0975334 STR08)	116C3	212SE06

Update 5: Add Zoning Change 34

Change Number	Zoning Change	Area of Change	Planning Area	Tax Map and Grid	Tax Account	Prior Zoning Approval(s)
34	R-80 and C-O to M-X-T C-S-C to M-X-T R-55 to M-X-T R-80 to M-X-T	5.55 3.69 20.99 11.86	81A	116-C2/D2 116-D2 116-C2/D2 116-C2	See Appendix 13 for Change	Subregion 5 SMA, approved July 24, 2013, retained the C-O, C-S-C, R-55, and R-80 zones
Location and Use	Generally, these properties are located on the east side of Old Branch Avenue, approximately 1,100 feet north of its intersection with Piscataway Road/Woodyard Road (MD 223) and the north side of Woodyard Road (MD 223). The properties are mostly vacant or wooded except for 8808 Old Branch Avenue (occupied by law offices) and 9005 Woodyard Road (occupied by a hardware store).					
Discussion	Per CR-13-2018 (minor Amendment #5)					

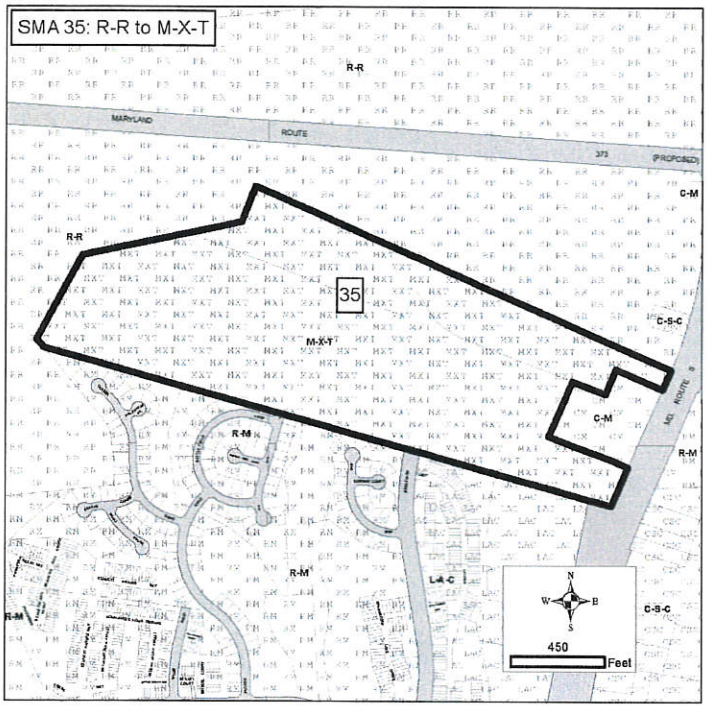


APPENDIX 13: SMA 34 – TAX ACCOUNT NUMBERS

Change 34 Tax Account	Acreage	Plan Area	PAZ	Lot	Block	Section	Parcel	Plat	Property Description	Map Grid	Map 2000
0980540	13.8300	81A					149			116D2	212SE06
0983858	11.5500	81A					148		CHURCH PARKING	116C2	211SE06
0980557	1.9870	81A					151			116D2	212SE06
3245958	7.0000	81A					191		PT PARCEL 191 HOUSE #2(NEW FROM 0872051 RES SPL99)	116D2	212SE06
0872077	1.1990	81A					N/A	A09-9536		116D1	212SE06
0872051	1.1600	81A					191		PT PARCEL 191 HOUSE #1(7 A TO # 3245958 RES SPL99)	116D2	212SE06
0975268	5.6600	81A					037		CLINTON	116C2	212SE06
0872044	0.6330	81A					187			116D2	212SE06

Update 6: Add Zoning Change 35

Change Number	Zoning Change	Area of Change	Planning Area	Tax Map and Grid	Tax Account	Prior Zoning Approval(s)
35	R-R to M-X-T	97.64	85A	154-E2	1182377 1180801 1180793	Subregion 5 SMA approved July 24, 2013, retained the R-R Zone.
Location and Use	The west side of MD 5/US 301, approximately 1,900 feet north of its intersection with Chadds Ford Drive. The property at 15207 Crain Highway is partly undeveloped and partly occupied by a nonconforming use (service garage), while the property at 15101 Crain Highway is occupied by an industrial storage facility.					
Discussion	Per CR-13-2018 (Minor Amendment #6)					



With your authorization, staff will make the above revisions to the electronic version of the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* and distribute the attachments at the Planning Information Services counter.

Authorized: Andree Green Checkley

Andree Green Checkley, County Planning Director

cc: Derick Berlage, Chief, Countywide Planning Division
James Hunt, Chief, Development Review Division
James Cannistra, Chief, Development Review Division
Whitney Chellis, Planning Supervisor, Development Review Division
Sherri Conner, Acting Planning Supervisor, Development Review Division
Jill Kosack, Planning Supervisor, Development Review Division
Maria Martin, Planning Supervisor, Countywide Planning Division
Tom Masog, Planning Supervisor, Countywide Planning Division
Katina Shoulars, Planning Supervisor, Countywide Planning Division
Fred Stachura, Planning Supervisor, Community Planning Division
David A. Green, Master Planner, Community Planning Division
Chad Williams, Master Planner, Countywide Planning Division
Brooke Larman, Supervisor, Acting Info/Permit Review Supervisor, Development Review Division
Dan Hartmann, Administrative Manager, Office of the Planning Director
Betty Carlson-Jameson, Planner Coordinator, Countywide Planning Division
Kierre McCune, Planner Coordinator, Countywide Planning Division
John Wooden, Planner Coordinator, Community Planning Division
Thomas Lester, Senior Planner, Community Planning Division
Helen Smith, Supervisor, Planning Information Services Section

ADMINISTRATIVE CLARIFICATIONS
2013 *Approved Subregion 5 Sectional Map Amendment*

September 13, 2018

CR-81-2013 authorizes the Prince George's County Planning Department of The Maryland-National Capital Park and Planning Commission to "make appropriate textual, graphical, and map revisions" to the 2013 *Approved Subregion 5 Sectional Map Amendment* "to correct identified errors, reflect updated information and revisions..." On March 6, 2018, the District Council approved CR-13-2018, amending the County Zoning Map to reclassify properties within Planning Subregion 5. To reflect the District Council's action, the following tables and graphics have been updated:

Prince George's County Council

Agenda Item Summary

Meeting Date: 3/6/2018
Reference No.: CR-013-2018
Draft No.: 1
Proposer(s): Franklin
Sponsor(s): Franklin and Davis
Effective Date:
Chapter Number:
Public Hearing Date:

Item Title: A RESOLUTION CONCERNING THE SUBREGION 5 MASTER PLAN AND SECTIONAL MAP AMENDMENT for the purpose of approving, pursuant to the Land Use Article, Annotated Code of Maryland, as well as the Zoning Ordinance for Prince George's County, being also Subtitle 27, Prince George's County Code, as an Act of the Prince George's County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District in Prince George's County, Maryland, certain specified minor amendments for certain parcels of land within the 2013 Subregion 5 Master Plan and Sectional Map Amendment, as set forth herein and proposed via Council Resolution CR-062-2017, in order to realize certain specific transportation policy goals and to facilitate the respective implementation of approved land use and development strategies within applicable comprehensive plans.

Drafter: Karen T. Zavakos, Zoning and Legislative Counsel
Resource Personnel: Karen T. Zavakos, Zoning and Legislative Counsel
Brendon L. Laster, Chief of Staff/Legislative Aide, Council District 9

LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
03/06/2018	County Council	introduced	

Action Text:
This Resolution was introduced by Council Members Franklin and Davis

03/06/2018	County Council	rules suspended	

Action Text:
A motion was made by Council Member Davis, seconded by Council Member Franklin, that the Council Rules of Procedure be suspended to allow for the immediate adoption of this Resolution. The motion carried by the following vote:

Aye: 8 Glaros, Davis, Franklin, Harrison, Lehman, Patterson, Taveras and Turner

Absent: 1 Toles

03/06/2018	County Council	adopted	

Action Text:
A motion was made by Council Member Davis, seconded by Council Member Franklin, that this Resolution be adopted. The motion carried by the following vote:

Aye: 7 Glaros, Davis, Franklin, Harrison, Patterson, Taveras and Turner

Nay: 1 Lehman

Absent: 1 Toles

AFFECTED CODE SECTIONS:

BACKGROUND INFORMATION/FISCAL IMPACT:
This Resolution will approve three (3) specified minor amendments (known as Minor Amendments Four, Five, and Six in CR-062-2017) to the 2013 *Subregion 5 Master Plan and Sectional Map Amendment*, for purposes of aligning current land use and development policies approved for the affected properties with the approved comprehensive plan vision applicable to these properties approved by the District Council's within the *Central Branch Avenue Corridor Revitalization Sector Plan* in April 2013, as well as the current General Development Plan for the County, *Plan Prince George's*, approved by the Council in May 2014. As styled, the Resolution also necessarily rejects five (5) specified minor amendments (known as Minor Amendments One, Two, Three, Seven, and Eight in CR-062-2017) as disapproved.

Document(s): R2018013, CR-13-2018 AIS, CR-13-2018 Maps

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2018 Legislative Session

Resolution No. CR-13-2018
Proposed by Council Member Franklin
Introduced by Council Members Franklin and Davis
Co-Sponsors
Date of Introduction March 6, 2018

RESOLUTION

A RESOLUTION concerning

The Subregion 5 Master Plan and Sectional Map Amendment

For the purpose of approving, pursuant to the Land Use Article, Annotated Code of Maryland, as well as the Zoning Ordinance for Prince George's County, being also Subtitle 27, Prince George's County Code, as an Act of the Prince George's County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District in Prince George's County, Maryland, certain specified minor amendments for certain parcels of land within the 2013 Subregion 5 Master Plan and Sectional Map Amendment, as set forth herein and proposed via Council Resolution CR-062-2017, in order to realize certain specific transportation policy goals and to facilitate the respective implementation of approved land use and development strategies within applicable comprehensive plans.

WHEREAS, pursuant to the authority conferred by the Maryland General Assembly upon this local legislative body via the Regional District Act ("RDA"), more specifically, within Titles 21 and 22, Land Use Article, Annotated Code of Maryland, the County Council of Prince George's County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Prince George's County ("District Council"), approved the 2013 *Subregion 5 Master Plan and Sectional Map Amendment* via adoption of Council Resolution 080-2013 ("CR-080-2013") and Council Resolution 081-2013 ("CR-81-2013"), respectively, on July 24, 2013; and

WHEREAS, in accordance with its local zoning procedures, the District Council approved certain comprehensive land use and development policies for the physical development of land within the plan area boundaries via its adoption of CR-080-2013 on July 24, 2013; and

WHEREAS, as expressly authorized within the local zoning laws, the District Council concurrently approved certain specific zoning proposals to realize the development policy vision within a Sectional Map Amendment ("SMA") for the geographic area of the County included within the plan boundaries via adoption of CR-081-2013, on July 24, 2013; and

WHEREAS, prior to its July 24, 2013, approval of the 2013 *Subregion 5 Master Plan and Sectional Map Amendment*, on April 2, 2013, the District Council considered and approved certain land use and development policies as to certain land dually sited within the *Central Branch Avenue Corridor Revitalization Sector Plan* and a portion of the Subregion 5 master plan area; and

WHEREAS, the District Council takes administrative notice that the 2013 *Central Branch Avenue Corridor Revitalization Sector Plan* states its purpose, which is to respond to public comments at workshops urging that land use and development policies for the Clinton Commercial Core focus areas be updated to address public concerns about poor connectivity, lack of quality retail choices, traffic congestion, and a lack of prior plan implementation; and

WHEREAS, the District Council also finds that, in rendering its final decision to approve the *Central Branch Avenue Corridor Revitalization Sector Plan*, the approved land use and development policy addressed the public's concerns raised and approved comprehensive goals and implementation strategies to facilitate redevelopment, make vital transportation improvements to promote economic development and better connectivity within the Clinton Commercial Core focus area of the plan; and

WHEREAS, as approved by the District Council, the 2013 *Central Branch Avenue Corridor Revitalization Sector Plan* further calls for specific strategies to implement the current land use and development policies for the subject properties within the downtown Clinton Commercial Core focus area, including updated zoning and accelerated rezoning in the mixed-use areas of the plan, to realize and redevelop the Clinton focus area with high-quality development and desirable mix of uses; and

WHEREAS, despite the comprehensive development policy approved on April 2, 2013, by the District Council to update the recommendations for the Clinton Commercial Core focus area,

the *Central Branch Avenue Corridor Revitalization Sector Plan* did not include a concurrent Sectional Map Amendment, in accordance with the local zoning procedures, to approve detailed zoning proposals for purposes of realizing the sector plan policy vision; and

WHEREAS, although the Council approved funding for a subsequent Sectional Map Amendment process to approve specific zoning proposals consistent with the approved 2013 comprehensive plan, to date the Planning Board has not initiated any Sectional Map Amendment process for the Central Branch Avenue Corridor Revitalization Plan area; and

WHEREAS, as a result, and notwithstanding overlapping area plan designations as to certain properties dually-situated within the Subregion 5 Master Plan and Central Branch Avenue Corridor Revitalization Sector Plan areas, the District Council hereby finds that there is a need to harmonize the development and land use policies within the 2013 *Subregion 5 Master Plan and SMA* with those of the 2013 *Central Branch Avenue Revitalization Corridor Sector Plan* for certain properties in the general vicinity of Old Branch Road/Woodyard Road, as identified herein; and

WHEREAS, the District Council further finds that, as recounted in the 2013 comprehensive plan and prior applicable master plans for the Subregion 5 plan area, there are continuing regional transportation challenges along the US 301 and MD 5 corridors, resulting from commuter traffic moving both into and returning from Charles County, that continue stymie the potential for development in the southern area of the County within the master plan area boundaries; and

WHEREAS, the District Council further finds that the 2013 *Central Branch Avenue Corridor Revitalization Sector Plan* calls for an expedited rezoning process to achieve parity between the zoning and land use development policies approved for the subject properties; and

WHEREAS, on July 7, 2015, and as is permitted pursuant to the its authority set forth in its local law and the public general laws of the State, including Section 1-207, General Provisions Article, Annotated Code of Maryland, as well as longstanding precedent established by the Maryland Courts, the District Council approved a new, limited minor amendment process to the text of its local laws via enactment of CB-035-2015, which is codified as Section 27-642 of the Zoning Ordinance; and

WHEREAS, in order to realize the Central Branch Avenue and Subregion 5 plan visions, particularly those relevant to transportation improvements in the Brandywine and Clinton areas

of the County, Section 27-642 of the Zoning Ordinance provides a specific process to consider and approve certain targeted adjustments when justifiable and appropriate—here—to align the land use and zoning classification for specified land located in the plan area with current County development policies; and

WHEREAS, the District Council finds that the proposed changes in the Clinton Commercial Core focus area will augment efforts to facilitate a public-private partnership to funds millions in transportation improvements, especially the improvement of the MD-223/Old Branch Avenue/Brandywine Road intersection in downtown Clinton, as approved in the current Capital Improvement and Operating and Expense Budgets for the County, more specifically, *CIP No. FD660002, Brandywine Road & MD 223 Intersection*; and

WHEREAS, as approved by the District Council within the 2013 *Subregion 5 Master Plan and Sectional Map Amendment*, the land use and development policies for the area of the plan described as the "Brandywine Community Center" call for a "mix of residential and commercial land uses"; and

WHEREAS, District Council also finds that, in accordance with the prescriptions of the Land Use Article, Annotated Code of Maryland, the current General Plan for the County, *Plan Prince George's 2035*, designates the plan area that includes the Brandywine Community Center as "Town Center" with a corresponding mix of residential and commercial uses, which is not consistent with the prescriptions governing the uses of land and requirements for development under the current zoning classification for the subject property; and

WHEREAS, the proposed land use brings the subject properties into conformance with the both the generalized future land use recommendation for the area within the current General Development Plan for the County, *Plan Prince George's 2035*, and the 2013 *Subregion 5 Master Plan and Sectional Map Amendment*, which respectively call for mixed use zoning and land use for the area of the subject properties known as the Brandywine Community Center; and

WHEREAS, on July 18, 2017, pursuant to its comprehensive planning and zoning authority conferred by the Maryland General Assembly upon this local legislative body via the RDA, Land Use Article, and Section 1-207, General Provisions Article, Annotated Code of Maryland, as well as the provisions of its local zoning laws, namely Section 27-642 and Part 13 of the Zoning

Ordinance, the District Council unanimously adopted Council Resolution CR-062-2017, thereby initiating certain proposed minor amendments to the 2013 *Subregion 5 Master Plan and Sectional Map Amendment*; and

WHEREAS, as required by the procedures specified at law, CR-062-2017 included a statement of the date for a joint public hearing to occur on October 10, 2017, to receive public comments and other testimony in a record of joint public hearing testimony on the eight (8) proposed minor amendments to the 2013 *Subregion 5 Master Plan and Sectional Map Amendment*; and

WHEREAS, in accordance with the applicable prescriptions of state and local law, the District Council and the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission conducted a duly-advertised joint public hearing on October 10, 2017, in order to seek testimony and other public comment as to the proposed minor amendments within a record of joint public hearing testimony; and

WHEREAS, after the close of the joint public hearing record on October 20, 2017, the Planning Department technical staff prepared a digest of the testimony within the hearing record for presentation of its analysis to the Prince George's Planning; and

WHEREAS, on November 2, 2017, the Planning Board conducted a public work session to review the testimony within the public hearing record as well as associated technical staff recommendations thereon; and

WHEREAS, after completing its review of the hearing record, the Planning Board transmitted the public hearing record of testimony, together with its recommendation and the assessments prepared by the Technical Staff on November 9, 2017; and

WHEREAS, on January 30 and February 27, 2018, respectively, the Council held public meetings, convened as the Committee of the Whole, to be briefed by the Council's Zoning and Legislative Counsel and the Planning Department Technical Staff regarding the testimony and other exhibits within the joint public hearing record; and

WHEREAS, after respective procedural and substantive presentation by legal counsel to the Council and Planning Board technical staff, as well as questions and other discussion regarding the record of hearing testimony for the proposed minor amendments, the Council noted specific support within several exhibits within the record of joint public hearing testimony that support the proposed zoning changes for the properties that are the subject of proposed Minor

Amendments Four and Five and, in contrast, only general opposition within the hearing record for Amendments Four and Five; and

WHEREAS, at the February 27, 2018, meeting of the Council convened as Committee of the Whole and, having reviewed the testimony within the joint public hearing record in light of applicable comprehensive plans for the area, the Council further noted the existence of current applicable land use and development policies calling for mixed use residential and commercial development for properties within Brandywine Community Center, which must facilitate the critical transportation improvements in the Brandywine area; and

WHEREAS, upon concluding its discussion regarding the eight (8) proposed minor amendments to the 2013 *Subregion 5 Master Plan and Sectional Map Amendment*, the Council voted unanimously 7–0 to direct staff to prepare a Resolution of Approval as to proposed Minor Amendments Four, Five, and Six, respectively; and to expressly reject the remaining proposed minor amendments within CR-062-2017 by Disapproval of proposed Minor Amendments One, Two, Three, Seven, and Eight, respectively; and

WHEREAS, it is the additional finding of the Council that the approval of the subject proposed Minor Amendments 4, 5, and 6 shall not, by way of such modifications to zoning classification, be deemed to supplant or otherwise exempt potential future development proposals for the affected properties from conformance with all land use and development regulations imposed by the Zoning Ordinance, particularly, all required public participation and entitlement processes including, but not limited to, any applicable preliminary plan applications, site plan applications, and association notification procedures.

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, in accordance with provisions of the Land Use Article and the General Provisions Article, Annotated Code of Maryland, as well as Part 13 of the Zoning Ordinance for Prince George’s County, being also Subtitle 27 of the Prince George’s County Code, the proposed Minor Amendments Four, Five, and Six to the 2013 *Subregion 5 Master Plan and Sectional Map Amendment*, as recited below, be and the same are hereby APPROVED.

MINOR AMENDMENT NUMBER FOUR:

Amend the zoning classification for property located in the southwest quadrant of the intersection of Piscataway Road and Brandywine Road, from the C-S-C, C-O, and R-80 Zones, respectively, to the M-X-T Zone, as follows:

Lot 2 Tax Account Nos. 0975334, 0975342; Parcel 225 Tax Account No. 0906164; Parcel 212 Tax Account No. 0906172; Parcel 213 Tax Account No. 0906180; Parcel 226 Tax Account No. 0906198; Parcel 85 Tax Account No. 0906214; Parcel 59 Tax Account No. 0975276; Parcel 47 Tax Account No. 0912592; Parcel 46 Tax Account No. 0906156; Parcel 48 Tax Account No. 0864934; Lot 1 Tax Account No. 0912980; Parcel 56 Tax Account No. 0912972; Parcel 57 Tax Account No. 0915991; Lots 1-3 Tax Account No. 0911578; Parcel 58 Tax Account No. 0852731; Parcel 26 Tax Account No. 0888776; Parcel 83 Tax Account No. 0975300 ;Parcel 60 Tax Account No. 0874289; and Parcel 61 Tax Account No. 0883843.

MINOR AMENDMENT NUMBER FIVE:

Amend the zoning classification for property located on the east side of Old Branch Avenue, approximately 1,100 feet north of its intersection with Piscataway Road/Woodyard Road (MD 223) and north side of Woodyard Road (MD 223) from the C-S-C, C-O, R-55, and R-80 Zones, respectively, to the M-X-T Zone, as follows:

Parcel 37 Tax Account No. 0975268; Parcel 198 Tax Account No. 0983858; Parcel 149 Tax Account No. 0980540; Parcel 191 Tax Account Nos. 0872051 and 3245958; Parcel 187 Tax Account No. 0872044; Parcel 151 Tax Account No. 0980557; and Lot 1 Tax Account No. 0872077.

MINOR AMENDMENT NUMBER SIX:

Amend the zoning classification for property located on the west side of MD 5/US 301, approximately 1,900 feet north of its intersection with Chadds Ford Drive from the R-R to the M-X-T Zone, as follows:

Parcel 21, Tax Account No. 1182377; and Parcel 23, Tax Account Nos. 1180801 and 1180793.

BE IT FURTHER RESOLVED that, in accordance with provisions of the Regional District Act, Division II, Land Use Article and the General Provisions Article, Annotated Code of Maryland, as well as Part 13 of the Zoning Ordinance for Prince George's County, being also

Subtitle 27 of the Prince George's County Code, proposed Minor Amendments One, Two, Three, Seven, and Eight, as proposed via the District Council's adoption of CR-062-2017 on July 18, 2017, be and the same are hereby DISAPPROVED.

BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this Resolution to the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission in accordance with the prescriptions of Section 27-642 of the County Zoning Ordinance.

BE IT FURTHER RESOLVED that the provisions of this Resolution are hereby declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this Resolution is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Resolution, since the same would have been enacted or adopted without the incorporation in this Resolution of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection, or section.

Adopted this 6th day of March , 2018.

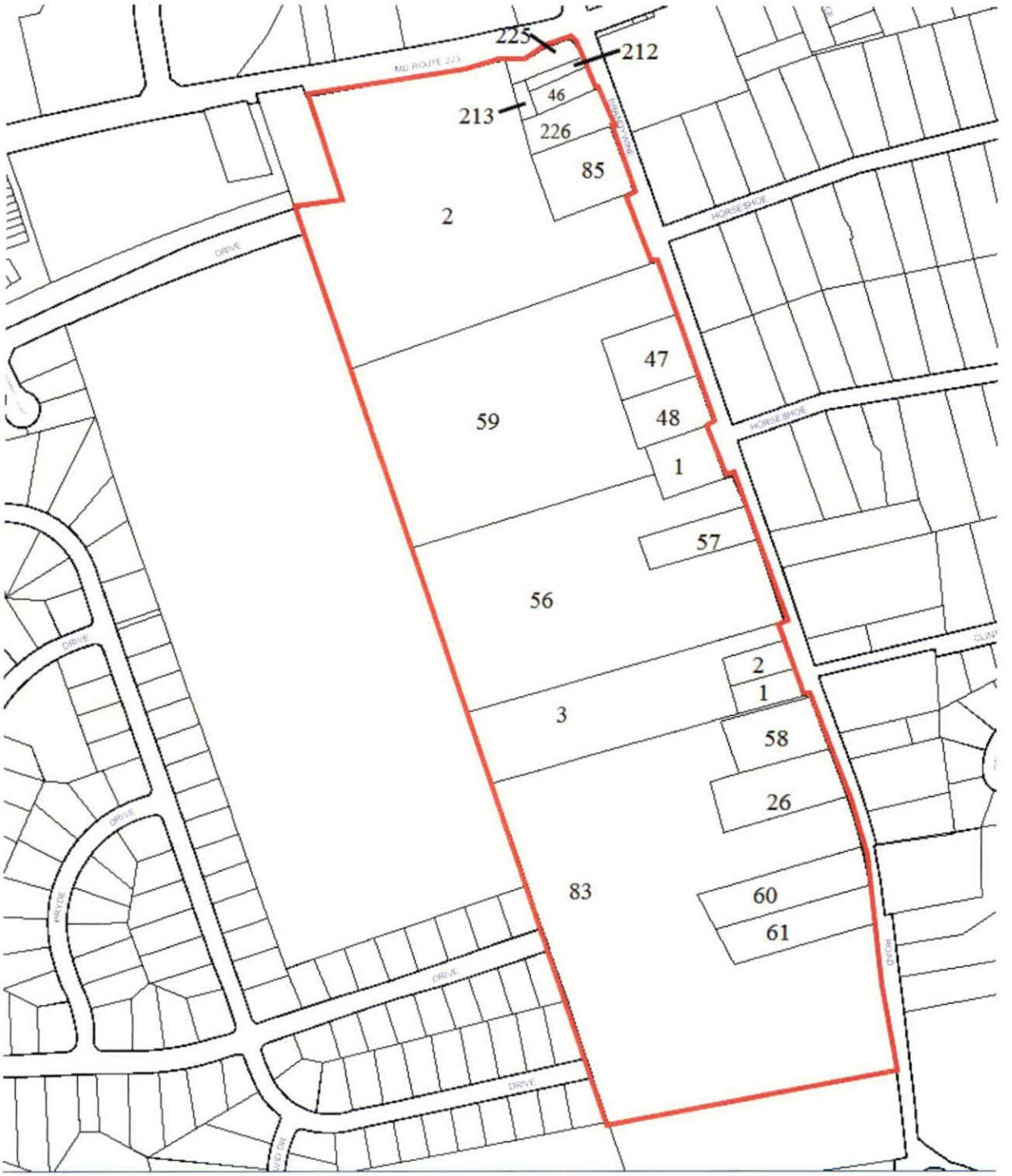
COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

BY: _____
Dannielle M. Glaros
Chair

ATTEST:

_____
Redis C. Floyd
Clerk of the Council

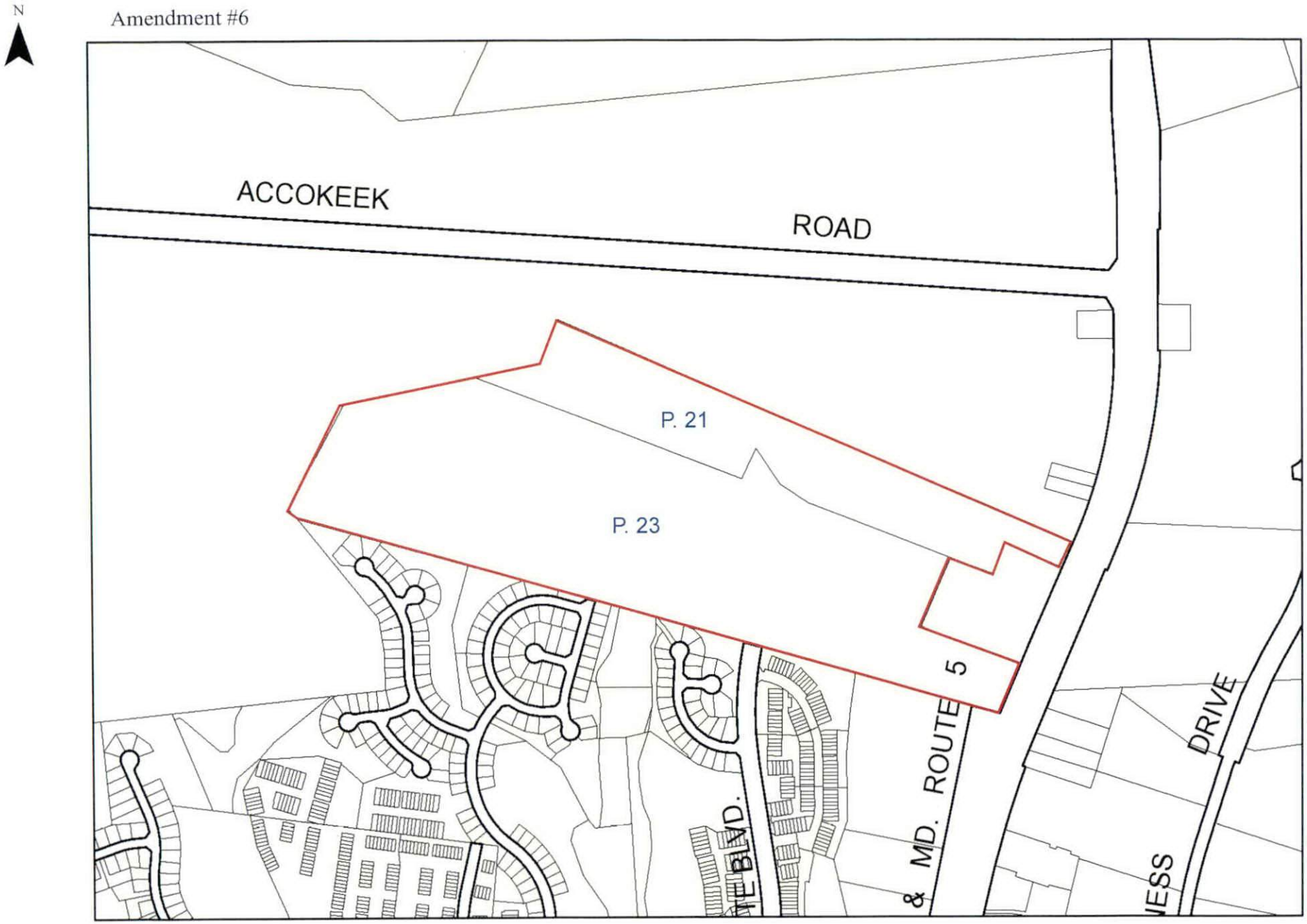
Amendment #4


225
212
213
46
226
85
2
47
59
48
1
57
56
2
1
3
58
26
83
60
61
MD ROUTE 223
DRIVE
HORSE SHOE
DRIVE
DRIVE
DRIVE
DRIVE
DRIVE
DRIVE
DRIVE

Amendment #5


148
37
149
191
187
1
151
WOODYARD
PEACEFUL
STREET
MIMOSA
OLD
BRANCH
CLINTON
AVENUE
STREET
WOODYARD
ROAD
MD
WINERY PLACE

Amendment #6



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

PGCPB No. 17-142

RESOLUTION

WHEREAS, on July 24, 2013, the District Council adopted CR-80-2013 and CR-81-2013, thereby approving the 2013 Subregion 5 Master Plan and Sectional Map Amendment; and

WHEREAS, the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* set forth the vision, goals, policies and strategies to facilitate a development pattern consistent with these elements of a plan; and

WHEREAS, the area of the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* includes land in south and southwest Prince George's County, generally bounded by the Potomac River, Tinkers Creek, Joint Base Andrews, Piscataway Creek, the CSX (Popes Creek) railroad line, Mattawoman Creek and the Charles County line; and

WHEREAS, on October 10, 2017, the District Council adopted CR-62-2017, a Minor Amendment process, to amend planning policy areas and enact zoning changes. The planning policy changes proposed in the Minor Amendment would re-designate land in the Plan 2035 designated Rural and Agricultural Areas to the Established Communities and enlarge areas within the growth boundary as follows:

AMENDMENT NUMBER ONE:

Amend the County Growth Boundary to re-designate from the Rural and Agricultural Areas to the Established Communities area approximately 23.32 acres of land known as Parcels 85 and 86, Tax Map 143, Tax Account Nos. 05-0282715 and 05-0282707.

AMENDMENT NUMBER THREE:

Amend the County Growth Boundary to re-designate from the Rural and Agricultural Areas to the Established Communities area approximately 122.4 acres of land, known as Parcel 77, Tax Map 170, Tax Account No. 05-0276543.

AMENDMENT NUMBER EIGHT:

Amend the County Growth Boundary to re-designate from the Rural and Agricultural Areas to the Established Communities area approximately 960 acres identified on page 8 of Attachment 2 of the Staff Report.

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, pursuant to Section 27-644 of the Zoning Ordinance of Prince George's County, held a duly advertised public hearing on

these proposed amendments of the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* on October 10, 2017; and

WHEREAS, on November 2, 2017, the Planning Board held a public work session on these amendments to examine the testimony presented at the October 10, 2017 joint public hearing and received before the close of the record on October 20, 2017; and

WHEREAS, a staff report has been prepared that analyzes the proposed amendments to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*; and

WHEREAS, the Prince George's County Planning Board determined not to amend, as proposed, the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* in response to public testimony and staff recommendations; and

WHEREAS, the Prince George's County Planning Board declines to adopt the proposed Minor Amendments and this shall be transmitted to the Prince George's County District Council; and

NOW THEREFORE, BE IT RESOLVED that in accordance with Section 27-642(e) of the Zoning Ordinance of Prince George's County, Planning Board hereby transmits this resolution, a Staff Report, and an analysis of the public hearing testimony within 30 days of the date of the joint public hearing; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the proposed Minor Amendment, as heretofore described, are not in conformance with the principles of orderly comprehensive land use planning and staged development, being inconsistent with the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* and consideration having been given to the applicable County Laws, Plans, and Policies.

This is to certify that the foregoing is a true and correct copy of a resolution, as revised, 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 Washington, Geraldo, Hewlett and Doerner voting in favor of the motion, with Commissioner Bailey absent, at its regular meeting held on Thursday, November 2, 2017.

Adopted by the Prince George's County Planning Board this 2nd day of November 2017.

Elizabeth M. Hewlett
Chairman

Jessica Jones

By Jessica Jones
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department

Date 11/6/17

Minor Amendment of the
2013 Approved Subregion 5
Master Plan and
Sectional Map Amendment

Joint Public Hearing

October 10, 2017

Council Hearing Room
Upper Marlboro
7:00 pm

The Maryland-National Capital Park and Planning Commission

PRINCE GEORGES COUNTY MARYLAND



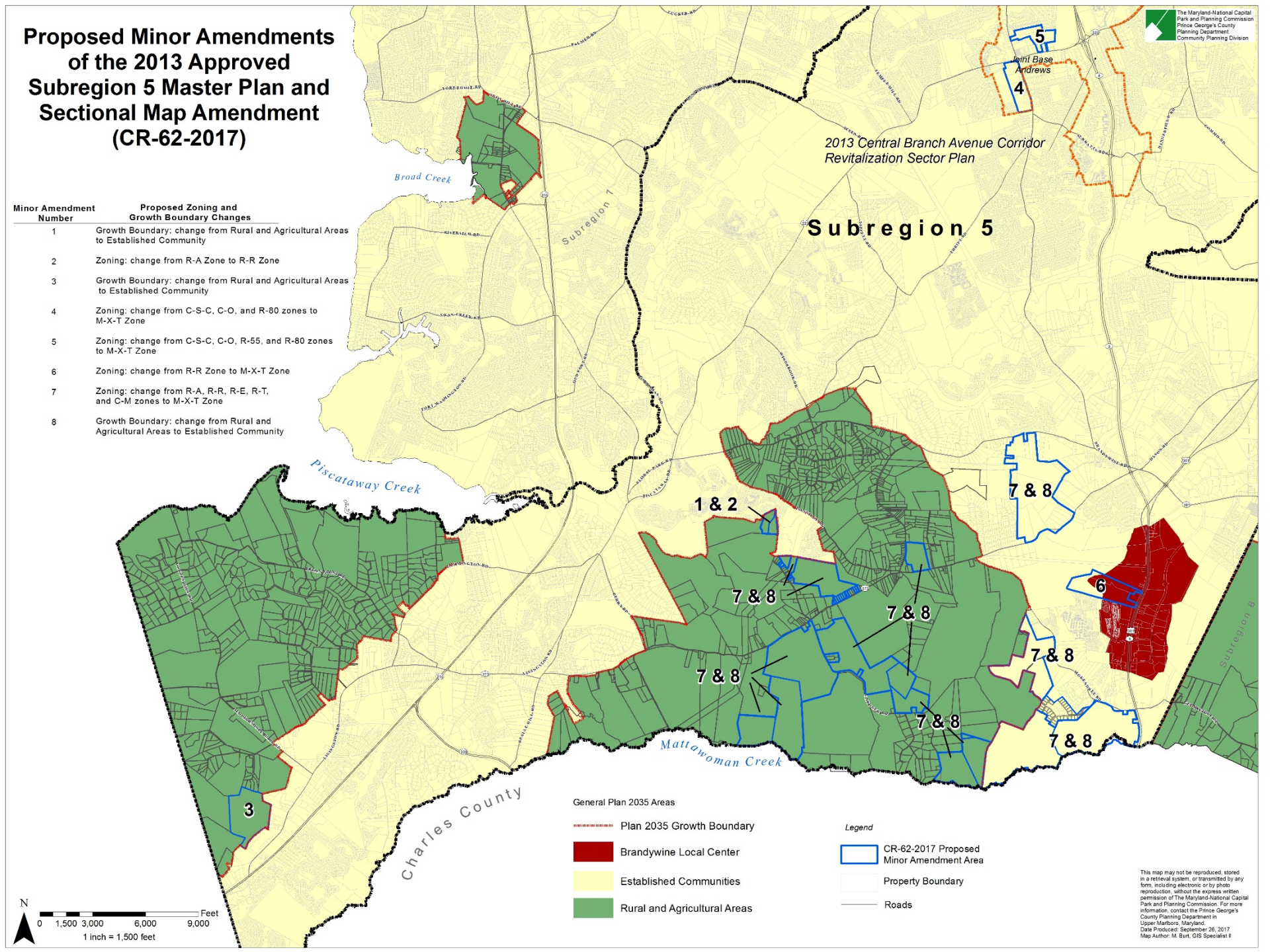
His Lordship's Kindness (Clinton)

Overview

- Council Resolution CR-62-2017
  - **Amendment of County Growth Boundary**
  - Amendment of Official Zoning Map

Proposed Minor Amendments of the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment (CR-62-2017)

Minor Amendment Number	Proposed Zoning and Growth Boundary Changes
1	Growth Boundary: change from Rural and Agricultural Areas to Established Community
2	Zoning: change from R-A Zone to R-R Zone
3	Growth Boundary: change from Rural and Agricultural Areas to Established Community
4	Zoning: change from C-S-C, C-O, and R-80 zones to M-X-T Zone
5	Zoning: change from C-S-C, C-O, R-55, and R-80 zones to M-X-T Zone
6	Zoning: change from R-R Zone to M-X-T Zone
7	Zoning: change from R-A, R-R, R-E, R-T, and C-M zones to M-X-T Zone
8	Growth Boundary: change from Rural and Agricultural Areas to Established Community

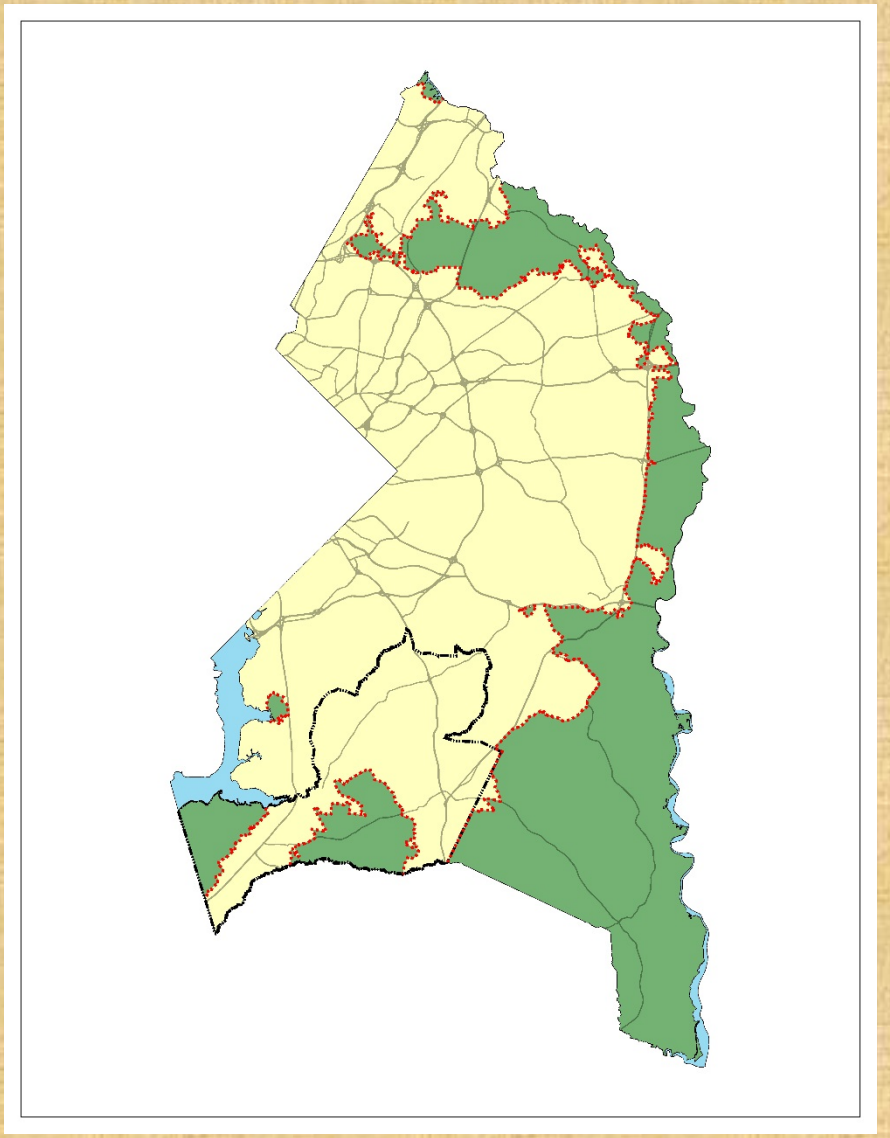


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Date Produced: September 26, 2017
Map Author: M. Burt, GIS Specialist II

Plan 2035 Growth Boundary

Rural and Agricultural Area Policy Areas (in green)

- ✓Low-density residential
- ✓Well and septic
- ✓Protects and preserves:
  - Agriculture, open space
  - Viewsheds
  - Natural resources
  - Rural character

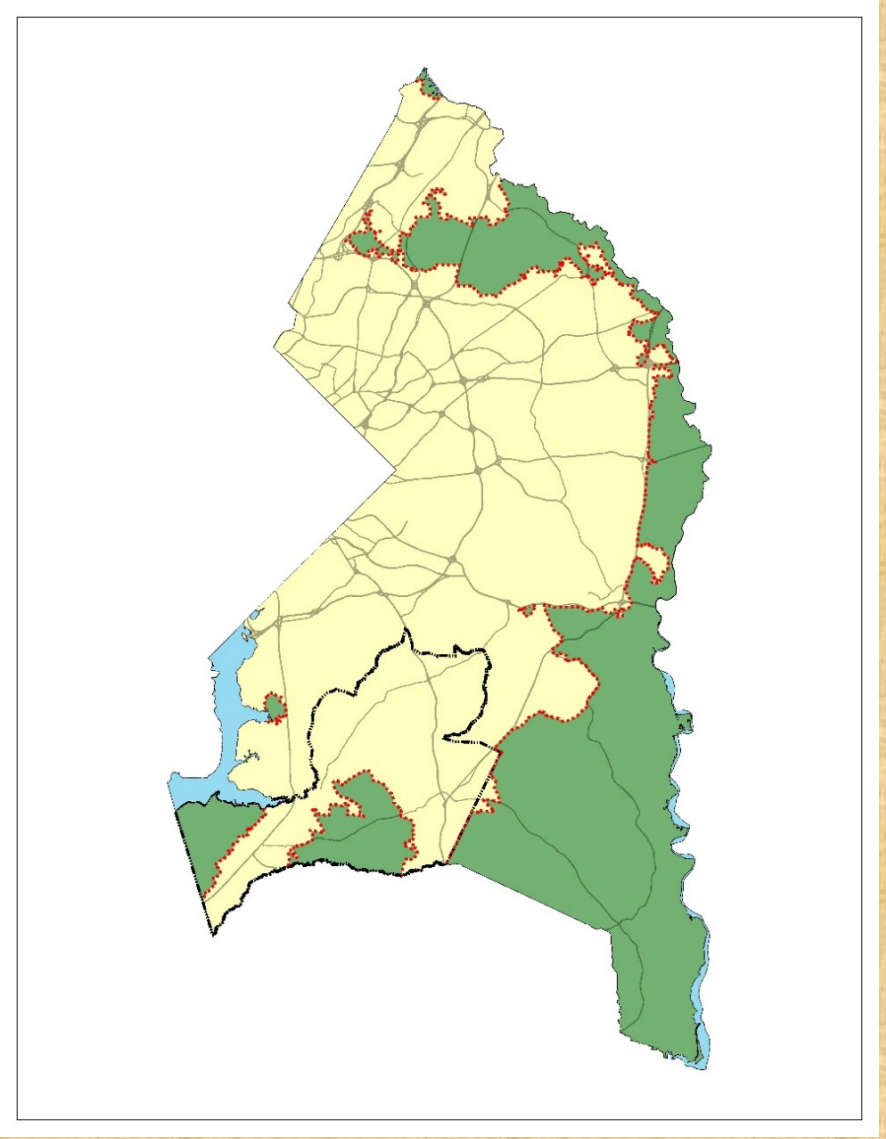


Plan 2035 Growth Policy Areas

Established Communities

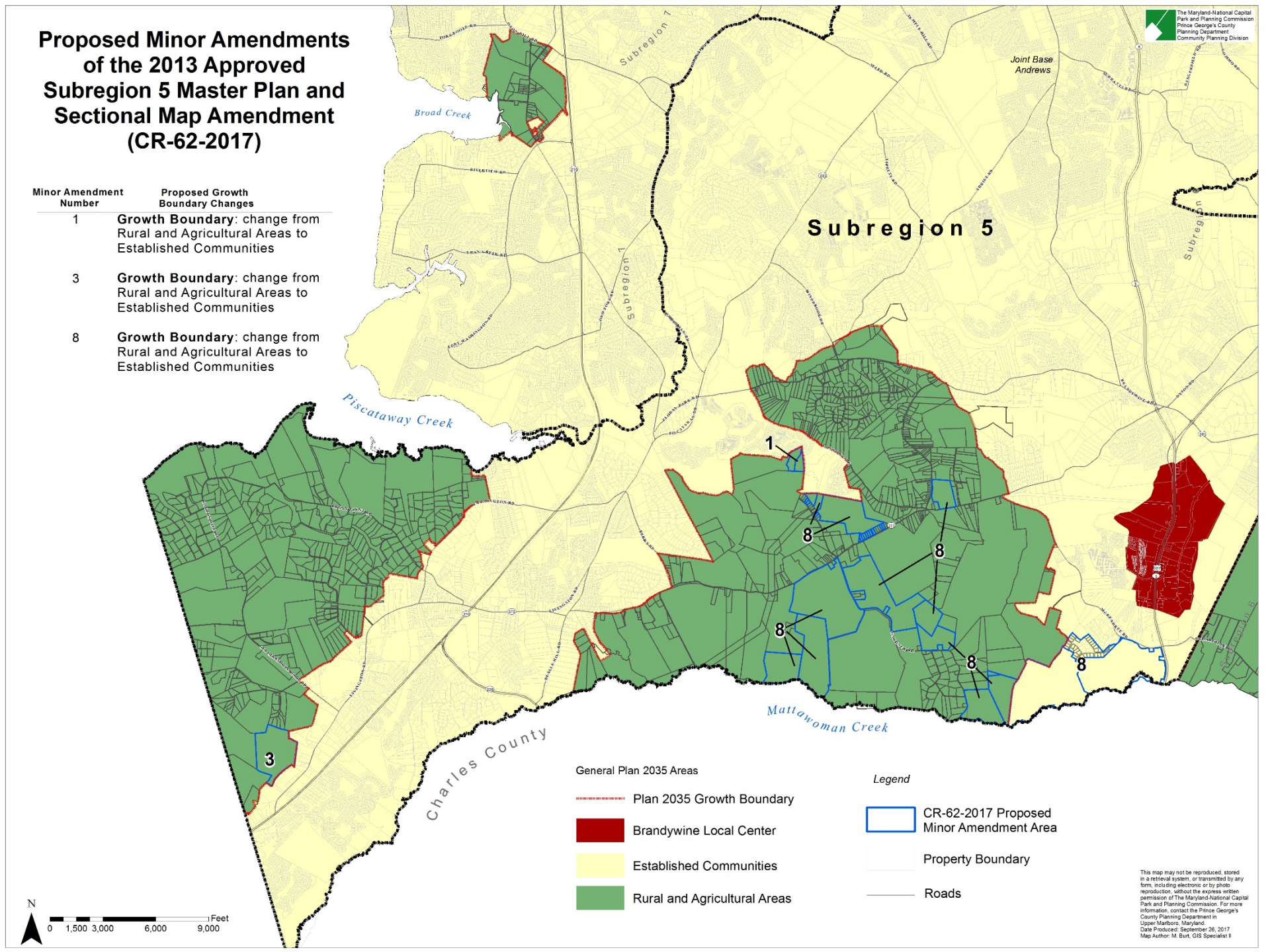
Policy Areas (in yellow)

- Low- to medium- density
- Public water & sewer
- Context-sensitive infill
- Maintain and enhance existing infrastructure



Proposed Minor Amendments of the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment (CR-62-2017)

Minor Amendment Number	Proposed Growth Boundary Changes
1	**Growth Boundary**: change from Rural and Agricultural Areas to Established Communities
3	**Growth Boundary**: change from Rural and Agricultural Areas to Established Communities
8	**Growth Boundary**: change from Rural and Agricultural Areas to Established Communities



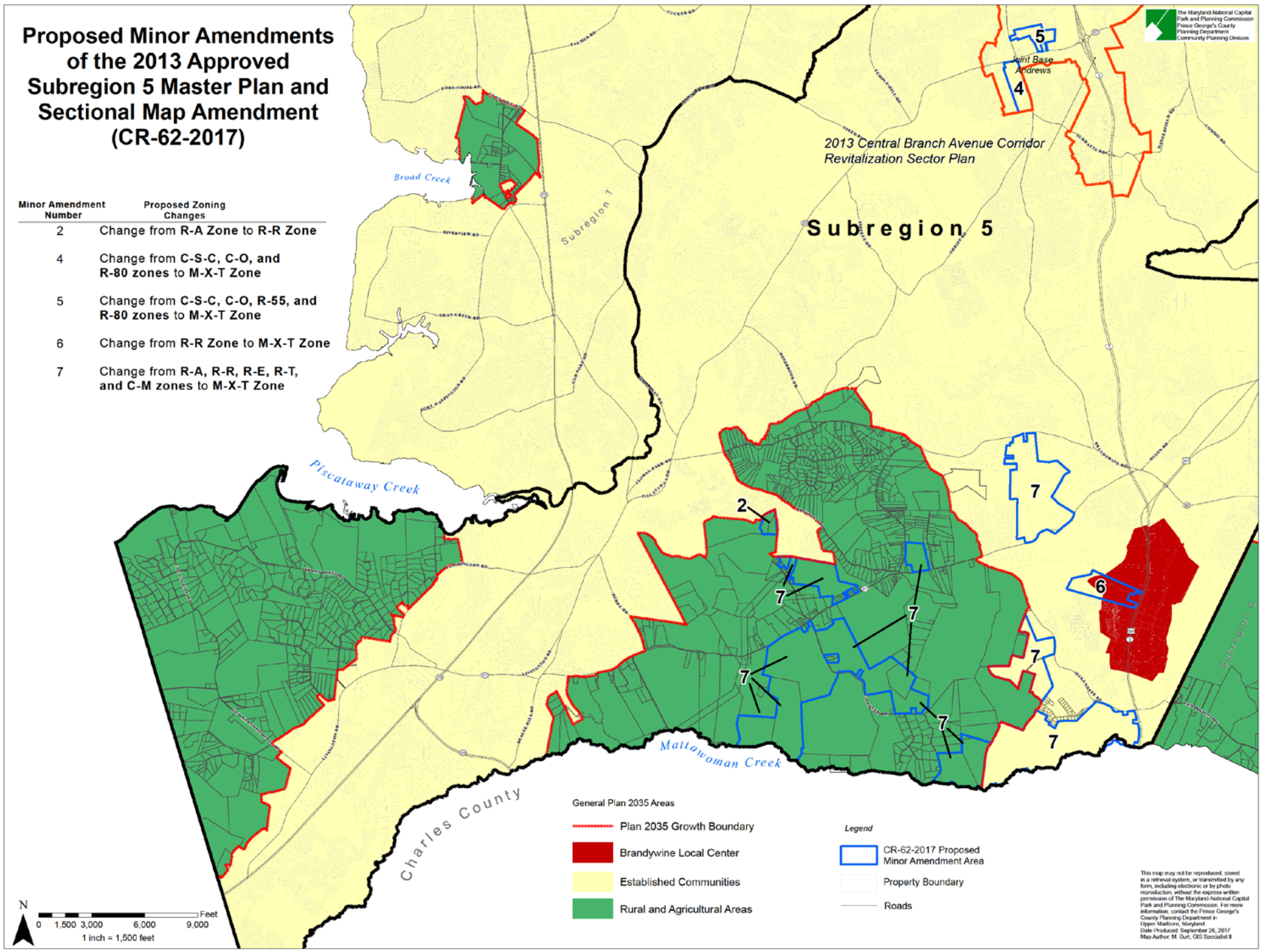
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Date Produced: September 26, 2017
Map Author: M. Burt, GIS Specialist II

Proposed Growth Boundary Changes

Amendment Number	Proposed Change	Acreage	Number of Properties	Master Plan Future Land Use
1	Rural and Agricultural Areas to Established Communities	23.44	2	Rural
3	Rural and Agricultural Areas to Established Communities	122.73	1	Rural
8	Rural and Agricultural Areas to Established Communities	1,047.37	24	Rural
	TOTAL	**1,193.53**	**27**	

Proposed Minor Amendments of the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment (CR-62-2017)

Minor Amendment Number	Proposed Zoning Changes
2	Change from **R-A Zone** to **R-R Zone**
4	Change from **C-S-C, C-O, and R-80 zones** to **M-X-T Zone**
5	Change from **C-S-C, C-O, R-55, and R-80 zones** to **M-X-T Zone**
6	Change from **R-R Zone** to **M-X-T Zone**
7	Change from **R-A, R-R, R-E, R-T, and C-M zones** to **M-X-T Zone**



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Date Produced: September 26, 2017
Map Author: M. Burt, GIS Specialist II

Proposed Zoning Changes

Amendment Number	Current Zoning	Proposed Zoning	Number of Properties	Acreage
2	R-A	R-R	2	23.44
4	C-S-C, C-O, R-80	M-X-T	20	58.59
5	C-S-C, C-O, R-55, R-80	M-X-T	8	42.10
6	R-R	M-X-T	3	97.64
7	R-A, R-R, R-E, R-T, C-M	M-X-T	75	2,038.53
	TOTAL		**108**	**2,260.30**

Next Steps

- **October 20, 2017** — Close of Joint Public Hearing record
- **November 2-8, 2017** — Planning Board work session: analysis of public testimony; and transmittal of action to County Council (within 30 days of the Joint Public Hearing)
- **February 13, 2017** — County Council action (within 90 days of receipt of Planning Board report)

Prince George's County Council

Agenda Item Summary

Meeting Date: 7/18/2017
Effective Date:
Reference No.: CR-062-2017
Chapter Number:
Draft No.: 1
Public Hearing Date:
Proposer(s): Franklin
Sponsor(s): Franklin, Lehman, Harrison, Davis and Patterson
Item Title: A RESOLUTION CONCERNING THE 2013 SUBREGION 5 MASTER PLAN AND SECTIONAL MAP AMENDMENT for the purpose of initiating a minor amendment to the 2013 Subregion 5 Master Plan and Sectional Map Amendment concerning the zoning classification of certain parcels of land within the master plan area boundaries, and making certain amendments to the approved Growth Boundary, as an amendment to the current general plan for the physical development of land in the County, Plan Prince George's 2035, as to certain parcels of land within the master plan area boundaries in order to realize certain transportation policy goals and related development strategies set forth in current within applicable comprehensive planning and zoning proposals approved in the 2013 Subregion 5 Master Plan and Sectional Map Amendment.

Drafter: Karen T. Zavakos, Zoning and Legislative Counsel
Resource Personnel: Brendon L. Laster, Chief of Staff/Legislative Aide, District 9
Karen T. Zavakos, Zoning and Legislative Counsel

LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
07/18/2017	County Council	introduced	

Action Text:
This Resolution was introduced

07/18/2017	County Council	rules suspended	

Action Text:
A motion was made by Council Member Franklin, seconded by Council Member Patterson, that the Council Rules of Procedure be suspended. The motion carried by the following vote:

Aye: 8 Davis, Franklin, Harrison, Lehman, Patterson, Taveras, Toles and Turner

Absent: 1 Glaros

07/18/2017	County Council	adopted	

Action Text:
A motion was made by Council Member Lehman, seconded by Council Member Harrison, that this Resolution be adopted. The motion carried by the following vote:

Aye: 8 Davis, Franklin, Harrison, Lehman, Patterson, Taveras, Toles and Turner

Absent: 1 Glaros

AFFECTED CODE SECTIONS:

BACKGROUND INFORMATION/FISCAL IMPACT:
Section 27-642 of the Zoning Ordinance provides procedures by which the District Council may approve initiation and consideration of certain minor amendments to approved comprehensive plans in the County. Accordingly, this Resolution will direct initiation of a minor amendment to the 2013 *Subregion 5 Master Plan and Sectional Map Amendment* and direct that a joint public hearing be held on the proposed minor amendments on October 10, 2017, in accordance with the prescriptions of the local zoning laws.

Document(s): R2016062, CR-62-2017 AIS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2017 Legislative Session

Resolution No. CR-62-2017
Proposed by Council Member Franklin
Introduced by Council Members Franklin, Lehman, Harrison, Davis and Patterson
Co-Sponsors
Date of Introduction July 18, 2017

RESOLUTION

A RESOLUTION concerning

The 2013 Subregion 5 Master Plan and Sectional Map Amendment

For the purpose of initiating a minor amendment to the 2013 *Subregion 5 Master Plan and Sectional Map Amendment* concerning the zoning classification of certain parcels of land within the master plan area boundaries, and making certain amendments to the approved Growth Boundary, as an amendment to the current general plan for the physical development of land in the County, *Plan Prince George's 2035*, as to certain parcels of land within the master plan area boundaries in order to realize certain transportation policy goals and related development strategies set forth in current within applicable comprehensive planning and zoning proposals approved in the 2013 *Subregion 5Master Plan and Sectional Map Amendment.*

WHEREAS, pursuant to the authority conferred by the Maryland General Assembly upon this local legislative body via the Regional District Act ("RDA"), more specifically, within Titles 21 and 22, Land Use Article, Annotated Code of Maryland, the County Council of Prince George's County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Prince George's County ("District Council"), approved the 2013 *Subregion 5 Master Plan and Sectional Map Amendment* via adoption of Council Resolution 80-2013 ("CR-80-2013") and Council Resolution 81-2013 ("CR-81-2013"), respectively, on July 24, 2013; and

WHEREAS, in accordance with its local zoning procedures, the District Council approved certain comprehensive land use and development policies for the physical development of land within the plan area boundaries via its adoption of CR-80-2013 on July 24, 2013; and

WHEREAS, as expressly authorized within the local zoning laws, the District Council concurrently approved certain specific zoning proposals to realize the development policy vision within a Sectional Map Amendment ("SMA") for the geographic area of the County included within the plan boundaries via adoption of CR-81-2013, on July 24, 2013; and

WHEREAS, prior to its July 24, 2013, approval of the 2013 *Subregion 5 Master Plan and Sectional Map Amendment*, on April 2, 2013, the District Council considered and approved certain land use and development policies as to certain land dually sited within the *Central Branch Avenue Corridor Revitalization Sector Plan* and a portion of the Subregion 5 master plan area; and

WHEREAS, the District Council considered, in making the final decision on April 2, 2013, to approve the *Central Branch Avenue Corridor Revitalization Sector Plan*, the record of joint public hearing testimony as to the land use development policies for the physical development of land therein, specifically certain properties in the vicinity of Old Branch Avenue and Woodyard Road, that is dually sited within the area boundaries of the *Subregion 5 Master Plan and Sectional Map Amendment*; and

WHEREAS, in approving the 2013 *Central Branch Avenue Corridor Revitalization Sector Plan*, the District Council specifically calls for redevelopment, transportation improvements, and strategic public investments that promote economic development and better connectivity within the plan area; and

WHEREAS, the District Council also approved, within the 2013 *Central Branch Avenue Corridor Revitalization Sector Plan,* certain land use goals, specifically, to concentrate neighborhood-serving retail, repurpose under-performing commercial centers, increase employment opportunities, reduce traffic congestion, and improve transportation connectivity; and

WHEREAS, despite the comprehensive development policy approved on April 2, 2013, by the District Council, the *Central Branch Avenue Corridor Revitalization Sector Plan* did not include a concurrent Sectional Map Amendment, in accordance with the local zoning procedures, to approve detailed zoning proposals for purposes of realizing the sector plan policy vision; and

WHEREAS, notwithstanding overlapping area plan designations as to certain properties dually-situated within the Subregion 5 Master Plan and Central Branch Avenue Corridor Revitalization Sector Plan areas, the District Council hereby finds that there is a need to

harmonize the development and land use policies within the 2013 *Subregion 5 Master Plan and SMA* with those of the 2013 *Central Branch Avenue Revitalization Corridor Sector Plan* for certain properties in the general vicinity of Old Branch Road/Woodyard Road, as identified herein; and

WHEREAS, the District Council finds that a minor amendment process is appropriate in order to align the land use for specified land located in the plan area with current County development policies, in order to realize the Subregion 5 plan vision, particularly those relevant to transportation improvements in the Brandywine and Clinton areas of the County; and

WHEREAS, the District Council finds that, in order to realize the master plan vision, the planning and design principles approved within the 2013 *Subregion 5 Master Plan and Sectional Map Amendment* must promote integration of new communities with the surrounding built and natural environment; and

WHEREAS, in the more rural locations within the master plan area, proposed communities should utilize flexible design standards to emphasize the protection of large amounts of land for woodland, wildlife habitat, recreation, agricultural pursuits, as well as to promote the preservation of the rural character and vistas; and elements of conservation or agricultural subdivisions should be employed to provide a transition from surrounding large lot and rural character to more dense pods of residential development; and

WHEREAS, comprehensive land use and development plans should emphasize pedestrian connectivity and walkability, with a mixture of housing choices linked by trails and sidewalk connections, as well as residential uses with housing types appropriate for a diverse mix of residents, of various age and experiences designed to promote an intergenerational character; with passive and active recreational activities and aesthetically designed local commercial centers that may be included at appropriate size and scale, progressing to more intense commercial development that is focused on the US 301 corridor; and

WHEREAS, the District Council further finds that, as recounted in the 2013 comprehensive plan and recounted in prior master plans, there are continuing regional transportation challenges along the US 301 and MD 5 corridors, resulting from commuter traffic moving both into and returning from Charles County, that continue stymie the potential for development in the southern area of the County within the master plan area boundaries; and

WHEREAS, given the demand on State funding for infrastructure improvements, the Council acknowledges that it has been difficult to obtain the necessary emphasis necessary to solve this transportation conundrum that has a critical impact on the quality of life for residents of the planning area; and

WHEREAS, in order to realize the plan vision, the District Council finds that new, responsibly planned and implemented residential development hold potential for providing dedicated funding sources to address this regional transportation issue, and the use of coordinated priority funding fees for new development projects should be explored in order to create additional dollars to address the serious transportation issues in the corridor; and

WHEREAS, emphasis should be placed on cost effective and efficient improvements to the main transportation spines with a direction to maintain the rural character of secondary roads as much as possible except where necessary improvements are required for public safety or capacity; and

WHEREAS, it is the additional finding of the Council that land design techniques emphasizing sustainability and best-in-class, green building techniques should be employed for stormwater management, site design, roadway sections, and building construction, and particular emphasis must be placed on buffering and protecting the Mattawoman stream valley with appropriate open space buffers and educational trail opportunities, and development should be allowed to use the underutilized public sewer system to remove the proliferation of use of septic systems; and

WHEREAS, while the Council concedes that sand and gravel mining has long been a staple of life in the planning area, and while that industry remains a recognized important resource recovery activity, the District Council also finds that sand and gravel mining operations bring certain challenges with dust, noise and truck traffic, and careful, appropriately planned residential communities with supporting commercial services can serve as a viable alternative to resource recovery operations in the planning area; and

WHEREAS, Section 27-642 of the Zoning Ordinance sets forth procedural requirements authorizing the initiation and consideration of minor amendments to approved plans; and

WHEREAS, the District Council additionally finds that the minor amendments proposed herein fall well within the authorized by the provisions of Section 27-642, as the foregoing amendments: (1) advance the goals of an approved development district plan; (2) involve no

more than 50% of the underlying plan area, but are not limited to a single property or property owner; and (3) do not constitute amendments which would require major transportation analysis and/or modeling, revised water and sewer classifications, or any Adequate Public Facilities analysis.

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, in accordance with Section 27-642 of the Zoning Ordinance, the District Council hereby directs the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission to initiate a minor amendment to the 2013 *Subregion 5 Master Plan and Sectional Map Amendment*, as follows:

MINOR AMENDMENT NUMBER ONE:

Amend the County Growth Boundary to include approximately 23.32 acres of land, known as Parcels 85 and 86, Tax Map 143, Tax Account Nos. 05-0282715 and 05-0282707.

MINOR AMENDMENT NUMBER TWO:

Amend the zoning classification for approximately 23.32 acres of land, known as Parcels 85 and 86, Tax Map 143, Tax Account Nos. 05-0282715 and 05-0282707, from the R-A to the R-R Zone.

MINOR AMENDMENT NUMBER THREE:

Amend the County Growth Boundary to include approximately 122.4 acres of land, known as Parcel 77, Tax Map 170, Tax Account No. 05-0276543.

MINOR AMENDMENT NUMBER FOUR:

Amend the zoning classification for property located in the southwest quadrant of the intersection of Piscataway Road and Brandywine Road, from the C-S-C, C-O, and R-80 Zones, respectively, to the M-X-T Zone, as follows:

Lot 2 Tax Account Nos. 0975334, 0975342; Parcel 225 Tax Account No. 0906164; Parcel 212 Tax Account No. 0906172; Parcel 213 Tax Account No. 0906180; Parcel 226 Tax Account No. 0906198; Parcel 85 Tax Account No. 0906214; Parcel 59 Tax Account No. 0975276; Parcel 47 Tax Account No. 0912592; Parcel 46 Tax Account No. 0906156; Parcel 48 Tax Account No. 0864934; Lot 1 Tax Account No. 0912980; Parcel 56 Tax Account No. 0912972; Parcel 57 Tax Account No. 0915991; Lots 1-3 Tax Account No. 0911578; Parcel 58

Tax Account No. 0852731; Parcel 26 Tax Account No. 0888776; Parcel 83 Tax Account No. 0975300 ;Parcel 60 Tax Account No. 0874289; and Parcel 61 Tax Account No. 0883843.

MINOR AMENDMENT NUMBER FIVE:

Amend the zoning classification for property located on the east side of Old Branch Avenue, approximately 1,100 feet north of its intersection with Piscataway Road/Woodyard Road (MD 223) and north side of Woodyard Road (MD 223) from the C-S-C, C-O, R-55, and R-80 Zones, respectively, to the M-X-T Zone, as follows:

Parcel 37 Tax Account No. 0975268; Parcel 198 Tax Account No. 0983858; Parcel 149 Tax Account No. 0980540; Parcel 191 Tax Account Nos. 0872051 and 3245958; Parcel 187 Tax Account No. 0872044; Parcel 151 Tax Account No. 0980557; and Lot 1 Tax Account No. 0872077.

MINOR AMENDMENT NUMBER SIX:

Amend the zoning classification for property located on the west side of MD 5/US 301, approximately 1,900 feet north of its intersection with Chadds Ford Drive from the R-R to the M-X-T Zone, as follows:

Parcel 21, Tax Account No. 1182377; and Parcel 23, Tax Account Nos. 1180801 and 1180793.

MINOR AMENDMENT NUMBER SEVEN:

Amend the zoning classification for property located in the 20601 and 20613 areas within the plan boundaries, for purposes of realizing the master plan vision for sustainable communities within the master plan boundaries, more specifically, from the R-A, R-R, R-E, R-T, and C-M Zones, respectively, to M-X-T Zone, as follows:

Parcel 36, Tax Account Nos. 05-0298752 and 05-0298745; Parcel 59, Tax Account No. 05-0298810; Parcel 28, Tax Account No. 05-0341834; Lot 4, Block A Tax Account No. 05-0341842; Lot 5, Block A, Tax Account No. 05-0341859; Lot 9, Block A, Tax Account No. 05-0341867; Lot 1, Block B, Tax Account No. 05-0341875; Lot 2, Block B, Tax Account No. 05-0341883; Lot 3, Block B, Tax Account No. 05-0341891; Lot 4, Block B, Tax Account No. 05-0341909; Lot 5, Block B, Tax Account No. 05-0341917; Lot 6, Block B, Tax Account No. 05-0341925; Lot 7, Block B, Tax Account No. 05-0341933; Block C, Tax Account No. 05-0341941; Lot 4, Block D, Tax Account No. 05-0341974; Lot 5, Block D, Tax Account No. 05-0341982; Lot 6, Block D, Tax Account No. 05-0341909; Parcel 6, Tax Account No. 11-

1133958; Lots 61–66, Tax Account No. 11-1137025; Lots 45–47, Tax Account Nos. 11-1137017 and 11-1189091; Parcel 143, Tax Account No. 11-1140235; Parcel 18, Tax Account No. 11-1150721; Parcel 110, Tax Account No. 11-1150739; Parcel 10, Tax Account No. 11-1152032; Parcel 8, Tax Account No. 11-1156447; Parcel 157, Tax Account No. 11-1161199; Parcel 45, Tax Account No. 11-1161330; Parcel 37, Tax Account No. 11-1174572; Parcel 24, Tax Account No. 11-1181114; Parcel 110, Tax Account No. 11-1182534; Lots 61–66, Tax Account No. 11-1189109; Parcel 66, Tax Account No. 11-1189125; Lot 44, Tax Account No. 11-1189141; Parcel 7, Tax Account No. 11-1189158; Parcel 86, Tax Account No. 11-1189190; Lot 43, Tax Account No. 11-1189323; Parcel B, Tax Account No. 11-3215068; Parcel 236, Tax Account No. 11-5528410; and such real property known as 'Country Club Estates', specifically, Parcel 35, Lot 1, Block A; Lots 2–5, Block B; Outlot A, Block C; Lots 1–8, Block C; Lot 11, Block D; Lots 1–3, Block E; Lots 1–3, Block F; Lots 11–17, Block G; Lots 1–6, Block H; and Outlot A, Block K.

MINOR AMENDMENT NUMBER EIGHT:

Amend the Amend the County Growth Boundary to include certain property located in the 20601 and 20613 areas, for purposes of realizing the master plan vision for sustainable communities within the master plan boundaries, as follows:

Parcel 36, Tax Account Nos. 05-0298752 and 05-0298745; Parcel 59, Tax Account No. 05-0298810; Parcel 28, Tax Account No. 05-0341834; Lot 4, Block A Tax Account No. 05-0341842; Lot 5, Block A, Tax Account No. 05-0341859; Lot 9, Block A, Tax Account No. 05-0341867; Lot 1, Block B, Tax Account No. 05-0341875; Lot 2, Block B, Tax Account No. 05-0341883; Lot 3, Block B, Tax Account No. 05-0341891; Lot 4, Block B, Tax Account No. 05-0341909; Lot 5, Block B, Tax Account No. 05-0341917; Lot 6, Block B, Tax Account No. 05-0341925; Lot 7, Block B, Tax Account No. 05-0341933; Block C, Tax Account No. 05-0341941; Lot 4, Block D, Tax Account No. 05-0341974; Lot 5, Block D, Tax Account No. 05-0341982; Lot 6, Block D, Tax Account No. 05-0341909; Parcel 6, Tax Account No. 11-1133958; Lots 61–66, Tax Account No. 11-1137025; Lots 45–47, Tax Account Nos. 11-1137017 and 11-1189091; Parcel 143, Tax Account No. 11-1140235; Parcel 18, Tax Account No. 11-1150721; Parcel 110, Tax Account No. 11-1150739; Parcel 10, Tax Account No. 11-1152032; Parcel 8, Tax Account No. 11-1156447; Parcel 157, Tax Account No. 11-1161199; Parcel 45, Tax Account No. 11-1161330; Parcel 37, Tax Account No. 11-1174572; Parcel 24, Tax Account No. 11-1181114; Parcel 110, Tax Account No. 11-1182534; Lots 61–66, Tax Account No. 11-

1189109; Parcel 66, Tax Account No. 11-1189125; Lot 44, Tax Account No. 11-1189141; Parcel 7, Tax Account No. 11-1189158; Parcel 86, Tax Account No. 11-1189190; Lot 43, Tax Account No. 11-1189323; Parcel B, Tax Account No. 11-3215068; Parcel 236, Tax Account No. 11-5528410; and such real property known as 'Country Club Estates', specifically, Parcel 35, Lot 1, Block A; Lots 2–5, Block B; Outlot A, Block C; Lots 1–8, Block C; Lot 11, Block D; Lots 1–3, Block E; Lots 1–3, Block F; Lots 11–17, Block G; Lots 1–6, Block H; and Outlot A, Block K.

BE IT FURTHER RESOLVED that, pursuant to Section 27-642 of the County Zoning Ordinance, the County Council of Prince George's County, Maryland, sitting as the District Council, and the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission shall conduct a joint public hearing to receive testimony and public comments concerning the foregoing proposed minor amendment to the 2013 *Subregion 5 Master Plan and Sectional Map Amendment*, and said joint public hearing will be held on Tuesday, October 10, 2017, in accordance with prescriptions of the local zoning laws.

BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this Resolution to the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission in accordance with the procedural requirements of Section 27-642 of the County Zoning Ordinance.

Adopted this 18th day of July, 2017.

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: _____
Derrick Leon Davis
Chairman

ATTEST:

_____
Redis C. Floyd
Clerk of the Council