

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

Resolution No. CR-20-2018
Proposed by Council Member Turner
Introduced by Council Members Turner, Glaros, and Harrison
Co-Sponsors _____
Date of Introduction April 3, 2018

RESOLUTION

1 A RESOLUTION concerning

2 The 2006 East Glenn Dale Area Sector Plan and Sectional Map Amendment

3 For the purpose of approving a minor amendment to the land use and development policy
4 recommendations for a character area known as ‘The Area Between Prospect Hill Road and
5 Daisy Lane’ within the 2006 *East Glenn Dale Area Sector Plan and Sectional Map Amendment*.

6 WHEREAS, on March 28, 2006, the Prince George’s County Council, sitting as the District
7 Council for that portion of the Maryland-Washington Regional District in Prince George’s
8 County (“District Council”) approved the 2006 *East Glenn Dale Area Sector Plan and Sectional*
9 *Map Amendment*; and

10 WHEREAS, in approving the comprehensive plan for the East Glenn Dale Area, the
11 District Council approved comprehensive land use and development policies and
12 recommendations for future land use and development recommendations for each character area
13 set forth in the sector plan; and

14 WHEREAS, for the focus area identified in the sector plan as ‘The Area Between Prospect
15 Hill Road and Daisy Lane’, the District Council also approved certain site-specific development
16 policies calling for a planned active adult community with luxury residential units to be located
17 on portions of the golf course and on portions of the adjacent Kyle and Scheig properties; and

18 WHEREAS, as a result, the District Council finds that, since approving the East Glenn Dale
19 Area Sector Plan in 2006, the vision for such specific development recommendations on the golf
20 course and portions of the Kyle and Scheig properties have not come to fruition; and

1 WHEREAS, it is the desire of the District Council to repeal certain obsolete land use
2 policies for the physical development of a portion of the comprehensive plan area for a character
3 area known as ‘The Area Between Prospect Hill Road and Daisy Lane’; and

4 WHEREAS, Sections 27-548.26 and 27-642 of the Zoning Ordinance establish a process
5 whereby which the District Council may initiate minor amendments to an approved master plans,
6 sector plans, and D-D-O (Development District Overlay) Zones in the County; and

7 WHEREAS, the District Council adopted CR-099-2017 on November 14, 2017, thereby
8 directing initiation of a minor amendment to the 2006 *East Glenn Dale Area Sector Plan and*
9 *Sectional Map Amendment* in order to propose the deletion of certain obsolete, development-
10 specific language in the sector plan for a certain character area within the East Glenn Dale Area
11 Sector Plan; and

12 WHEREAS, as previously adopted by way of the findings set forth in CR-099-2017, it
13 remains the finding of the District Council that the proposed minor amendments to the East
14 Glenn Dale Area Sector Plan are authorized by the provisions of Section 27-642 of the Zoning
15 Ordinance, because the subject proposed minor amendment: (1) advances the goal of an
16 approved development district plan; (2) involve no more than 50% of the underlying plan area,
17 but are not limited to a single property or property owner; and (3) do not constitute an
18 amendment which would require major transportation analysis and/or modeling, revised water
19 and sewer classifications, or any Adequate Public Facilities analysis; and

20 WHEREAS, in accordance with the prescriptions of law, the District Council and Planning
21 Board thereafter conducted a duly advertised joint public hearing on February 6, 2018, in order
22 to receive public comment and other testimony into a record of joint public hearing testimony
23 concerning the proposed minor amendments to the East Glenn Dale Area sector plan; and

24 WHEREAS, after the close of the record of joint public hearing testimony on February 21,
25 2018, Planning Board’s technical staff prepared a summary of testimony submitted to the record
26 for the February 6, 2018, joint public hearing on the proposed minor amendment for use by
27 Planning Board for use in preparation of a recommendation as to the proposed amendments to
28 ‘The Area Between Prospect Hill Road and Daisy Lane’ within the 2006 East Glenn Dale Area
29 sector plan, as required by law; and

30 WHEREAS, upon conducting a public work session on the proposed minor amendments on
31 March 8, 2018, Planning Board voted to adopt Resolution No. PGCPB No. 18-15, including its

1 recommendations for approval of the minor amendments proposed for the 2006 East Glenn Dale
2 Area Sector Plan embodied therein, and transmitted same to the District Council on March 8,
3 2018, respectively, in accordance with the applicable prescriptions of law; and

4 WHEREAS, on March 20, 2018, the District Council held a public work session, convened
5 by the Council Chair as the Committee of the Whole in accordance with all applicable
6 administrative procedures and provisions of law, to examine the record of joint public hearing
7 testimony; the digest of said hearing testimony prepared by Planning Board technical staff; and
8 the recommendations adopted by Planning Board regarding the proposed minor amendments to
9 the 2006 *East Glenn Dale Area Sector Plan and Sectional Map Amendment*; and

10 WHEREAS, after respective procedural and substantive presentations by legal counsel to
11 the Council and Planning Board staff, as well as questions and other discussion regarding the
12 record of hearing testimony for the proposed minor amendment by members of the District
13 Council, the Committee of the Whole voted favorably on March 20, 2018, to direct staff to
14 prepare a resolution of approval as to the proposed minor amendments to the 2006 *East Glenn
15 Dale Area Sector Plan and Sectional Map Amendment*, in accordance with the recommendations
16 adopted by Planning Board within PGCPB No. 18-15.

17 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
18 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
19 Regional District in Prince George's County, Maryland, that, in accordance with Sections 27-
20 548.26 and 27-642 of the Zoning Ordinance for Prince George's County, Maryland, being also
21 Subtitle 27 of the Prince George's County Code, the proposed minor amendment to the 2006
22 *East Glenn Dale Area Sector Plan and Sectional Map Amendment*, as set forth in the
23 recommendation of approval and embodied in a resolution adopted by Planning Board via
24 PGCPB No. 18-15, within Attachment A hereto and incorporated as if restated fully herein, be
25 and the same is hereby APPROVED.

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

30 BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its
31 adoption.

Adopted this 3rd day of April, 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