

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

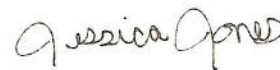
NOW THEREFORE, BE IT RESOLVED that in accordance with Section 27-642(e) of the Zoning Ordinance of Prince George's County, Planning Board hereby transmits this resolution, a Staff Report, and an analysis of the public hearing testimony within 30 days of the date of the joint public hearing; and

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 2<sup>nd</sup> day of November 2017.

Elizabeth M. Hewlett  
Chairman



By Jessica Jones  
Planning Board Administrator



APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department

Date

11/6/17