

**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**

1 A RESOLUTION concerning

2                   The 2013 Subregion 5 Master Plan and Sectional Map Amendment

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

11           WHEREAS, pursuant to the authority conferred by the Maryland General Assembly upon  
12 this local legislative body via the Regional District Act ("RDA"), more specifically, within Titles  
13 21 and 22, Land Use Article, Annotated Code of Maryland, the County Council of Prince  
14 George's County, Maryland, sitting as the District Council for that portion of the Maryland-  
15 Washington Regional District in Prince George's County ("District Council"), approved the  
16 2013 *Subregion 5 Master Plan and Sectional Map Amendment* via adoption of Council  
17 Resolution 80-2013 ("CR-80-2013") and Council Resolution 81-2013 ("CR-81-2013"),  
18 respectively, on July 24, 2013; and

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

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

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

10           WHEREAS, the District Council considered, in making the final decision on April 2,  
11 2013, to approve the *Central Branch Avenue Corridor Revitalization Sector Plan*, the record of  
12 joint public hearing testimony as to the land use development policies for the physical  
13 development of land therein, specifically certain properties in the vicinity of Old Branch Avenue  
14 and Woodyard Road, that is dually sited within the area boundaries of the *Subregion 5 Master*  
15 *Plan and Sectional Map Amendment*; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
 6 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
 7 Regional District in Prince George's County, Maryland, that, in accordance with Section 27-642  
 8 of the Zoning Ordinance, the District Council hereby directs the Prince George's County  
 9 Planning Board of the Maryland-National Capital Park and Planning Commission to initiate a  
 10 minor amendment to the 2013 *Subregion 5 Master Plan and Sectional Map Amendment*, as  
 11 follows:

12 **MINOR AMENDMENT NUMBER ONE:**

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

15 **MINOR AMENDMENT NUMBER TWO:**

16 Amend the zoning classification for approximately 23.32 acres of land, known as Parcels  
 17 85 and 86, Tax Map 143, Tax Account Nos. 05-0282715 and 05-0282707, from the R-A to the  
 18 R-R Zone.

19 **MINOR AMENDMENT NUMBER THREE:**

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

22 **MINOR AMENDMENT NUMBER FOUR:**

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

26 Lot 2 Tax Account Nos. 0975334, 0975342; Parcel 225 Tax Account No. 0906164;  
 27 Parcel 212 Tax Account No. 0906172; Parcel 213 Tax Account No. 0906180; Parcel 226 Tax  
 28 Account No. 0906198; Parcel 85 Tax Account No. 0906214; Parcel 59 Tax Account No.  
 29 0975276; Parcel 47 Tax Account No. 0912592; Parcel 46 Tax Account No. 0906156; Parcel 48  
 30 Tax Account No. 0864934; Lot 1 Tax Account No. 0912980; Parcel 56 Tax Account No.  
 31 0912972; Parcel 57 Tax Account No. 0915991; Lots 1-3 Tax Account No. 0911578; Parcel 58

1 Tax Account No. 0852731; Parcel 26 Tax Account No. 0888776; Parcel 83 Tax Account No.  
2 0975300 ;Parcel 60 Tax Account No. 0874289; and Parcel 61 Tax Account No. 0883843.

3 **MINOR AMENDMENT NUMBER FIVE:**

4 Amend the zoning classification for property located on the east side of Old Branch  
5 Avenue, approximately 1,100 feet north of its intersection with Piscataway Road/Woodyard  
6 Road (MD 223) and north side of Woodyard Road (MD 223) from the C-S-C, C-O, R-55, and R-  
7 80 Zones, respectively, to the M-X-T Zone, as follows:

8 Parcel 37 Tax Account No. 0975268; Parcel 198 Tax Account No. 0983858; Parcel 149  
9 Tax Account No. 0980540; Parcel 191 Tax Account Nos. 0872051 and 3245958; Parcel 187 Tax  
10 Account No. 0872044; Parcel 151 Tax Account No. 0980557; and Lot 1 Tax Account No.  
11 0872077.

12 **MINOR AMENDMENT NUMBER SIX:**

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

16 Parcel 21, Tax Account No. 1182377; and Parcel 23, Tax Account Nos. 1180801 and  
17 1180793.

18 **MINOR AMENDMENT NUMBER SEVEN:**

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

23 Parcel 36, Tax Account Nos. 05-0298752 and 05-0298745; Parcel 59, Tax Account No.  
24 05-0298810; Parcel 28, Tax Account No. 05-0341834; Lot 4, Block A Tax Account No. 05-  
25 0341842; Lot 5, Block A, Tax Account No. 05-0341859; Lot 9, Block A, Tax Account No. 05-  
26 0341867; Lot 1, Block B, Tax Account No. 05-0341875; Lot 2, Block B, Tax Account No. 05-  
27 0341883; Lot 3, Block B, Tax Account No. 05-0341891; Lot 4, Block B, Tax Account No. 05-  
28 0341909; Lot 5, Block B, Tax Account No. 05-0341917; Lot 6, Block B, Tax Account No. 05-  
29 0341925; Lot 7, Block B, Tax Account No. 05-0341933; Block C, Tax Account No. 05-  
30 0341941; Lot 4, Block D, Tax Account No. 05-0341974; Lot 5, Block D, Tax Account No. 05-  
31 0341982; Lot 6, Block D, Tax Account No. 05-0341909; Parcel 6, Tax Account No. 11-

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

13 **MINOR AMENDMENT NUMBER EIGHT:**

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

17 Parcel 36, Tax Account Nos. 05-0298752 and 05-0298745; Parcel 59, Tax Account No.  
 18 05-0298810; Parcel 28, Tax Account No. 05-0341834; Lot 4, Block A Tax Account No. 05-  
 19 0341842; Lot 5, Block A, Tax Account No. 05-0341859; Lot 9, Block A, Tax Account No. 05-  
 20 0341867; Lot 1, Block B, Tax Account No. 05-0341875; Lot 2, Block B, Tax Account No. 05-  
 21 0341883; Lot 3, Block B, Tax Account No. 05-0341891; Lot 4, Block B, Tax Account No. 05-  
 22 0341909; Lot 5, Block B, Tax Account No. 05-0341917; Lot 6, Block B, Tax Account No. 05-  
 23 0341925; Lot 7, Block B, Tax Account No. 05-0341933; Block C, Tax Account No. 05-  
 24 0341941; Lot 4, Block D, Tax Account No. 05-0341974; Lot 5, Block D, Tax Account No. 05-  
 25 0341982; Lot 6, Block D, Tax Account No. 05-0341909; Parcel 6, Tax Account No. 11-  
 26 1133958; Lots 61–66, Tax Account No. 11-1137025; Lots 45–47, Tax Account Nos. 11-1137017  
 27 and 11-1189091; Parcel 143, Tax Account No. 11-1140235; Parcel 18, Tax Account No. 11-  
 28 1150721; Parcel 110, Tax Account No. 11-1150739; Parcel 10, Tax Account No. 11-1152032;  
 29 Parcel 8, Tax Account No. 11-1156447; Parcel 157, Tax Account No. 11-1161199; Parcel 45,  
 30 Tax Account No. 11-1161330; Parcel 37, Tax Account No. 11-1174572; Parcel 24, Tax Account  
 31 No. 11-1181114; Parcel 110, Tax Account No. 11-1182534; Lots 61–66, Tax Account No. 11-

1 1189109; Parcel 66, Tax Account No. 11-1189125; Lot 44, Tax Account No. 11-1189141; Parcel  
2 7, Tax Account No. 11-1189158; Parcel 86, Tax Account No. 11-1189190; Lot 43, Tax Account  
3 No. 11-1189323; Parcel B, Tax Account No. 11-3215068; Parcel 236, Tax Account No. 11-  
4 5528410; and such real property known as ‘Country Club Estates’, specifically, Parcel 35, Lot 1,  
5 Block A; Lots 2–5, Block B; Outlot A, Block C; Lots 1–8, Block C; Lot 11, Block D; Lots 1–3,  
6 Block E; Lots 1–3, Block F; Lots 11–17, Block G; Lots 1–6, Block H; and Outlot A, Block K.

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

14 BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of  
15 this Resolution to the Prince George’s County Planning Board of the Maryland-National Capital  
16 Park and Planning Commission in accordance with the procedural requirements of Section 27-  
17 642 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