

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2020 Legislative Session

Resolution No. CR-128-2020

Proposed by Council Member Streeter

Introduced by Council Members Streeter, Turner, Davis, Taveras, Anderson-Walker,
Harrison, Franklin, Dernoga, Glaros and Ivey

Date of Introduction November 17, 2020

RESOLUTION

1 A RESOLUTION concerning

2 The 2014 Southern Green Line Station Area Sectional Map Amendment – D-D-O Zone – Minor
3 Amendment

4 For the purpose of approving, in accordance with the provisions of the Zoning Ordinance of
5 Prince George’s County, Maryland, a certain minor amendment to the Southern Green Line
6 Station Area Development District Overlay (D-D-O) Zone.

7 WHEREAS, on February 25, 2014, the Prince George’s County Council, sitting as the
8 District Council for that portion of the Maryland-Washington Regional District in Prince
9 George’s County (“District Council”), approved a comprehensive plan to guide the development
10 of land as designated within the 2014 Southern Green Line Station Area Sector Plan and
11 Sectional Map Amendment; and

12 WHEREAS, in accordance with the provisions of the Zoning Ordinance for Prince
13 George’s County, the District Council concurrently approved the Southern Green Line Station
14 Area Sectional Map Amendment (“SMA”), a comprehensive zoning map amendment with
15 detailed zoning changes for the designated sector plan area; and

16 WHEREAS, as stated in Section 27-548.10 of the County Zoning Ordinance, the purpose of
17 the D-D-O Zone is to ensure that the development of land in the Southern Green Line Station
18 Area Development District meets the goals for the development district set forth in the Southern
19 Green Line Station Area Sector Plan, and incentivizes unique opportunities presented by the
20 development district; and

21 WHEREAS, in accordance with Section 27-548.24 of the Zoning Ordinance, the District

1 Council's 2014 Sector Plan and SMA approved certain development district standards,
2 including a Table of Uses Permitted for the Southern Green Line Station Area Development
3 District which are binding standards that replace or modify the development regulations
4 otherwise applicable to development of land in the underlying zoning classification; and

5 WHEREAS, as a result, the District Council finds that, by operation of law, the Southern
6 Green Line Station Area Table of Permitted Uses prohibits" governs those uses within the
7 16 development district; and

8 WHEREAS, in furtherance of realizing the County's vision for the Southern Green Line
9 Station Area Development District, and pursuant to the provisions of Sections 27-548.26 and 27-
10 642 of the Zoning Ordinance, the District Council adopted CR-83-2020 on July 21, 2020, to
11 initiate a minor amendment process to amend the Development District Overlay Zone Table of
12 Permitted Uses within the 2014 Southern Green Line Station Area Sectional Map Amendment to
13 permit 'Nail Salon' and 'Beauty Supply & Accessories Store' uses within the Southern Green
14 Line Station Area Development District; and

15 WHEREAS, the Prince George's County Planning Board of the Maryland-National Capital
16 Park and Planning Commission, in conjunction with the Prince George's County Council,
17 pursuant to Section 27-644 of the Zoning Ordinance of Prince George's County, held a duly
18 advertised public hearing on the Minor Amendment to the Southern Green Line Station Area
19 Development District Overlay Zone on September 15, 2020, in order to receive public comment
20 into the record on the proposed minor amendment; and

21 WHEREAS, after the close of the public hearing record, planning staff prepared a
22 Technical Staff Report analyzing the proposed amendment and public hearing comments with
23 recommendation to the Planning Board for consideration; and

24 WHEREAS, on October 15, 2020, the Planning Board held a worksession on the minor
25 amendment to examine the analysis of testimony presented at the September 15, 2020, joint
26 public hearing and exhibits received before the close of the record on September 30, 2020 and
27 subsequently, Planning Board endorsed the proposed amendment via PGCPB No. 20-143; which
28 included the Technical Staff Report as an attachment; and

29 WHEREAS, on October 29, 2020, the District Council conducted a public work session to
30 examine the record of joint public hearing testimony and recommendations of Planning Board
31 regarding the proposed minor amendment; and

1 WHEREAS, based upon testimony received into the record of joint public hearing
2 testimony, the Council, sitting as the Committee of the Whole, voted to direct staff to prepare a
3 Resolution of Approval with a non-substantive revision to retain the current prohibition on Nail
4 Salon uses and to permit Beauty Supply & Accessory Store uses located at least one hundred feet
5 from another Beauty Supply & Accessory Store use within the Development District.

6 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
7 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
8 Regional District in Prince George's County, Maryland, that, in accordance with Sections 27-
9 548.26 and 27-642 of the Zoning Ordinance, the following Minor Amendment to the Southern
10 Green Line Station Area Development District Overlay Zone be, and is hereby approved as and
11 incorporated as set forth fully within this Resolution, and summarized below:

12
13 **MINOR AMENDMENT 1**

14 Permit 'Beauty Supply & Accessory Store' uses located at least one
15 hundred feet from another 'Beauty Supply & Accessory Store' use within
16 the Development District.

17
18 BE IT FURTHER RESOLVED that the planning staff is authorized to correct any and all
19 other potential inconsistencies in the plan text, map and tables in order to reflect the assigned
20 Urban Farm permitted use, as reflected in this Resolution.

21 BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this
22 Resolution to the Prince George's County Planning Board of The Maryland-National Capital
23 Park and Planning Commission in accordance with procedural requirements of Sections
24 27-548.26 and 27-642 of the Zoning Ordinance.

Adopted this 17th day of November, 2020.

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: _____
Todd M. Turner
Council Chair

ATTEST:

Donna J. Brown
Clerk of the Council