






May 9, 2024

MEMORANDUM

TO: Prince George's County District Council

VIA: Tony Felts, AICP, Division Chief, Community Planning Division 
SB

FROM: Emily Lutz, AICP, Planner III, Long-Range Planning Section, Community Planning
Division 

CC: Lakisha Hull, AICP, LEED AP BD+C, Planning Director 
LH

SUBJECT: **Analysis of Testimony, Resolution of Adoption PGCPB No. 2024-027, and
Resolution of Endorsement PGCPB No. 2024-028 for the Proposed Minor Master
Plan Amendment and Concurrent Sectional Map Amendment of the 1989 Master
Plan and Sectional Map Amendment for Langley Park-College Park-Greenbelt-and
Vicinity**

On January 16, 2024, the County Council, sitting as the District Council, initiated via adopted Resolution (CR-001-2024) a Minor Amendment and concurrent Sectional Map Amendment of the 1989 *Master Plan and Sectional Map Amendment for Langley Park-College Park-Greenbelt-and Vicinity* pursuant to the procedures described in Section 27-3502 and 27-3503 of the County Zoning Ordinance.

On March 19, 2024, the Prince George's County Planning Board, and the Prince George's County Council, sitting as the District Council, held a joint public hearing to receive testimony regarding the Proposed Minor Master Plan Amendment (MPA) and Concurrent Sectional Map Amendment (SMA). The record for the joint public hearing was closed on April 3, 2024.

At the hearing, one speaker testified, and four written statements of testimony were received by the Office of the Clerk of the Council before the hearing record closed. The record contained support for the minor plan amendment and sectional map amendment in addition to general comments regarding the plan. Please refer to Attachment 1, the Analysis of Testimony matrix, for additional detail on testimony. It lists each exhibit and speaker, key points raised, the staff response to that testimony, and staff recommendations.

Staff analysis of the proposed minor plan amendment for its compliance with the requirements of Section 27-3502(i) of the Zoning Ordinance for a Minor Plan Amendment can be found in the attached staff report. Staff find the proposed minor plan amendment, as drafted in CR-001-2024, meets the requirements of Section 27-3502(i) of the Zoning Ordinance. Please refer to Attachment 5, Staff Report for additional detail on the evaluation of the minor amendment process.

On April 25, 2024, the Prince George's County Planning Board held a work session to review a draft Resolution of Adoption for the Proposed Minor Master Plan Amendment (PGCPB No. 2024-027)

and draft Resolution of Endorsement for the Sectional Map Amendment (PGCPB No. 2024-028) for the 1989 *Approved Master Plan and Sectional Map Amendment for the Langley Park-College Park-Greenbelt-and Vicinity*.

Following the work session on April 25, 2024, the Planning Board voted to approve the resolution to adopt the minor plan amendment for the 1989 *Master Plan and Sectional Map Amendment for Langley Park-College Park-Greenbelt-and Vicinity*; and approve the resolution to endorse the sectional map amendment; and transmit the adopted minor plan amendment and endorsed sectional map amendment, with recommendation to approve, to the District Council for its review and action.

For the District Council work session on May 28, 2024, staff will present an overview of the digest of testimony, a summary of the staff report findings, and discuss the Planning Board's action.

Enclosures:

1. Attachment 1: Analysis of Testimony
2. Attachment 2: Exhibits List
3. Attachment 3: Joint Public Hearing Transcript
4. Attachment 4: Errata Sheet as of April 18, 2024
5. Attachment 5: Proposed Minor Plan Amendment to the 1989 *Master Plan and Sectional Map Amendment for Langley Park-College Park-Greenbelt-and Vicinity* – (CR-001-2024): Staff Report
6. Attachment 6: PGCPB Resolution No. 2024-027, Adoption of the Minor Plan Amendment for the 1989 *Approved Master Plan and Sectional Map Amendment for Langley Park-College Park-Greenbelt-and Vicinity*, and Attachments
7. Attachment 7: PGCPB No. 2024-028, Planning Board Resolution of Endorsement of the Sectional Map Amendment to the 1989 *Approved Master Plan and Sectional Map Amendment for Langley Park-College Park-Greenbelt-and Vicinity*
8. Attachment 8: Transmittal Letter to County Executive from Planning Board
9. Attachment 9: Transmittal Letter to District Council from the Planning Board
10. Attachment 10: Transmittal Letter to Mayor of Berwyn Heights from the Planning Board
11. Attachment 11: Transmittal Letter to Mayor of College Park from the Planning Board
12. Attachment 12: Transmittal Letter to Mayor of Greenbelt from the Planning Board
13. Attachment 13: Permitting and Zoning Procedure Postponement Memo
14. Attachment 14: Letter of Notification from the Clerk of Council to Zoning Hearing Examiner (ZHE)
15. Attachment 15: Letter of Notification from the Clerk of Council to Department of Permitting, Inspections and Enforcement (DPIE)

cc: Project file

Signature: 

Email: emily.lutz@ppd.mncppc.org

Signature: 
Sarah Benton for TF (May 10, 2024 09:16 EDT)

Email: sarah.benton@ppd.mncppc.org

Signature: 
Lakisha Hull (May 10, 2024 16:31 EDT)

Email: lakisha.hull@ppd.mncppc.org











LCG MPA SMA - DC Work Session - Cover Memo v2

Final Audit Report

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