

**Minor Amendment of the
2013 Approved Subregion 5
Master Plan and
Sectional Map Amendment**

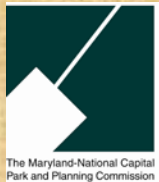
Joint Public Hearing

October 10, 2017

Council Hearing Room

Upper Marlboro

7:00 pm



His Lordship's Kindness (Clinton)

Overview

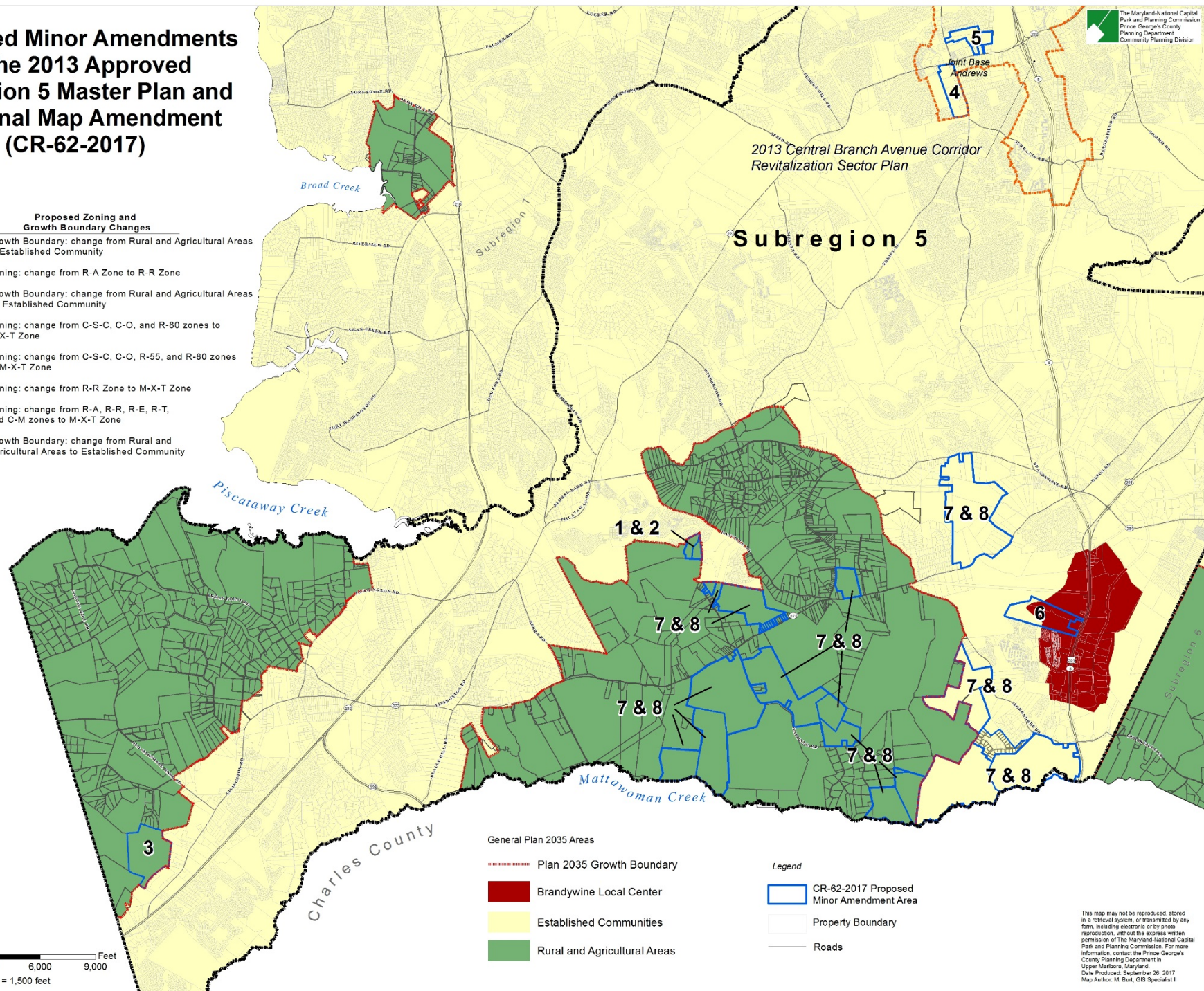
- Council Resolution CR-62-2017
 - **Amendment of County Growth Boundary**
 - Amendment of Official Zoning Map

Proposed Minor Amendments of the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment (CR-62-2017)

2013 Central Branch Avenue Corridor
Revitalization Sector Plan

Subregion 5

Minor Amendment Number	Proposed Zoning and Growth Boundary Changes
1	Growth Boundary: change from Rural and Agricultural Areas to Established Community
2	Zoning: change from R-A Zone to R-R Zone
3	Growth Boundary: change from Rural and Agricultural Areas to Established Community
4	Zoning: change from C-S-C, C-O, and R-80 zones to M-X-T Zone
5	Zoning: change from C-S-C, C-O, R-55, and R-80 zones to M-X-T Zone
6	Zoning: change from R-R Zone to M-X-T Zone
7	Zoning: change from R-A, R-R, R-E, R-T, and C-M zones to M-X-T Zone
8	Growth Boundary: change from Rural and Agricultural Areas to Established Community

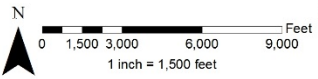


General Plan 2035 Areas

- Plan 2035 Growth Boundary
- Brandywine Local Center
- Established Communities
- Rural and Agricultural Areas

Legend

- CR-62-2017 Proposed Minor Amendment Area
- Property Boundary
- Roads

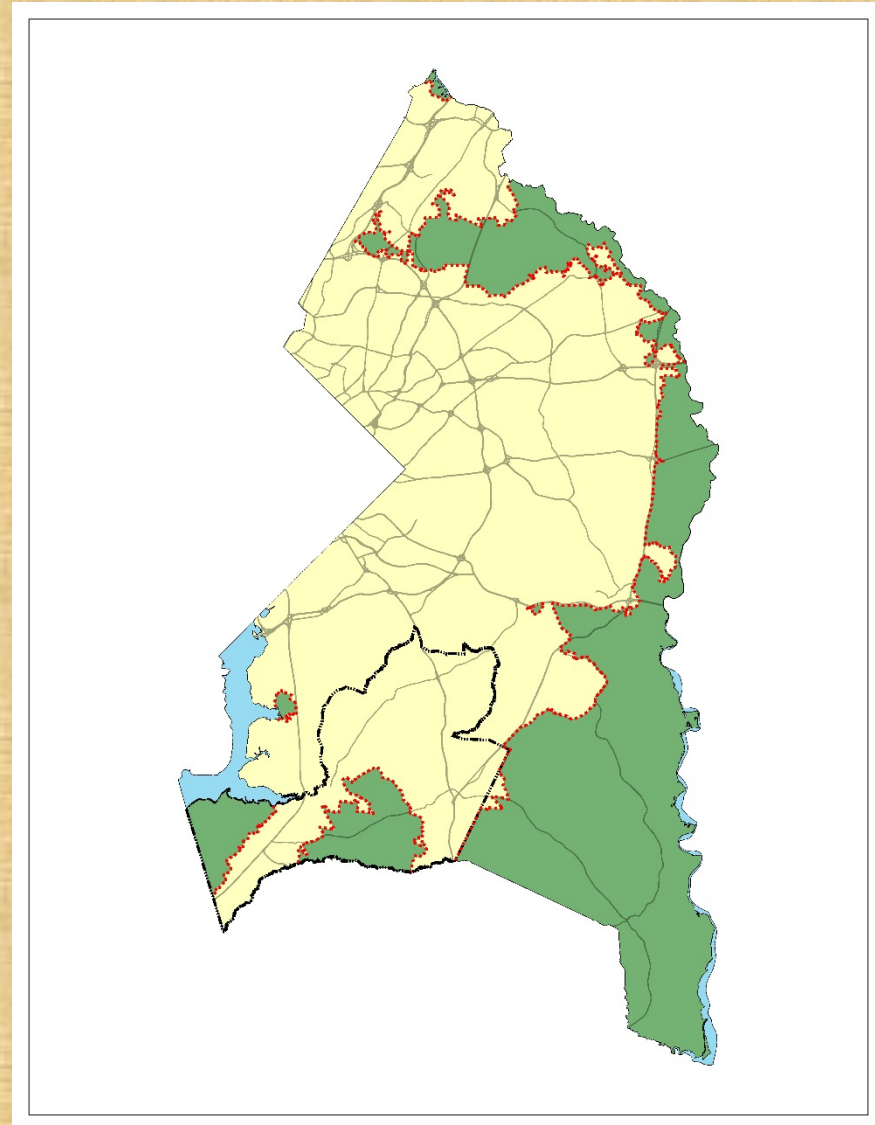


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Date Produced: September 26, 2017
Map Author: M. Burt, GIS Specialist II

Plan 2035 Growth Boundary

Rural and Agricultural Area Policy Areas (in green)

- ✓ Low-density residential
- ✓ Well and septic
- ✓ Protects and preserves:
 - Agriculture, open space
 - Viewsheds
 - Natural resources
 - Rural character

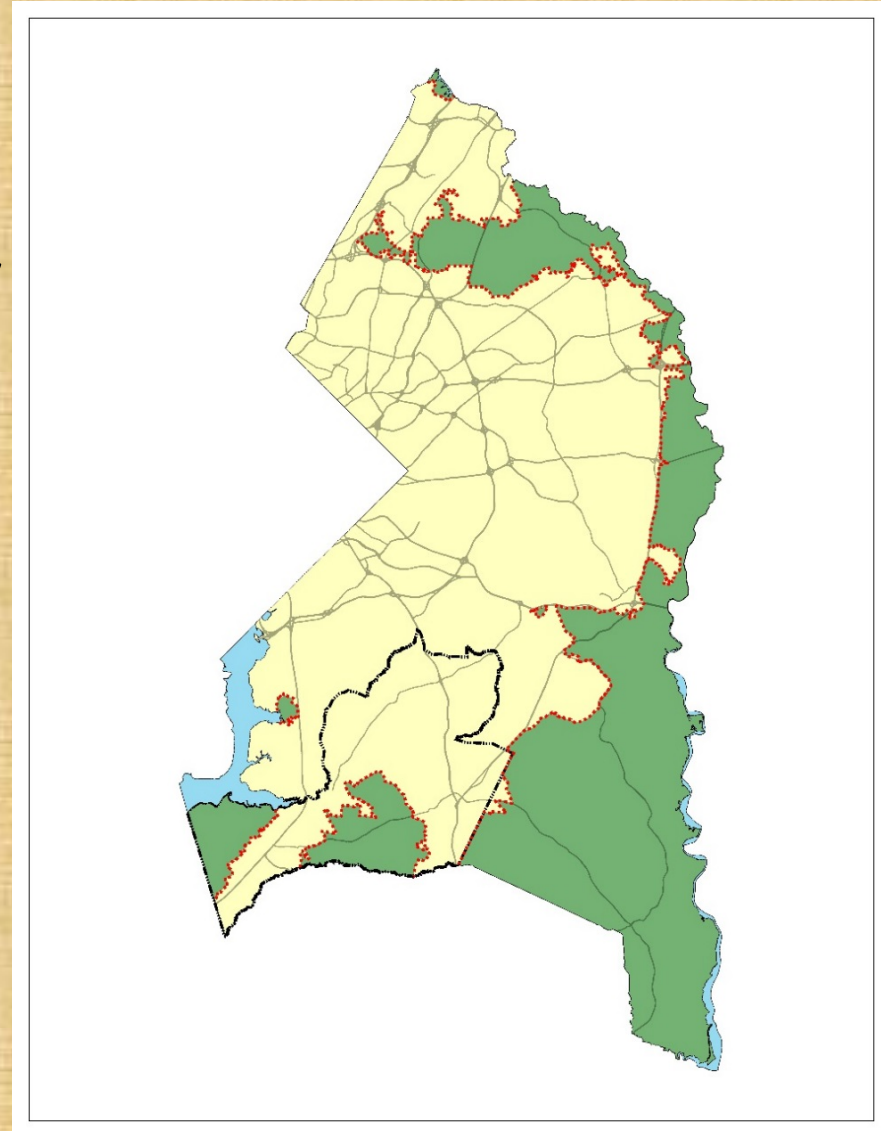


Plan 2035 Growth Policy Areas

Established Communities

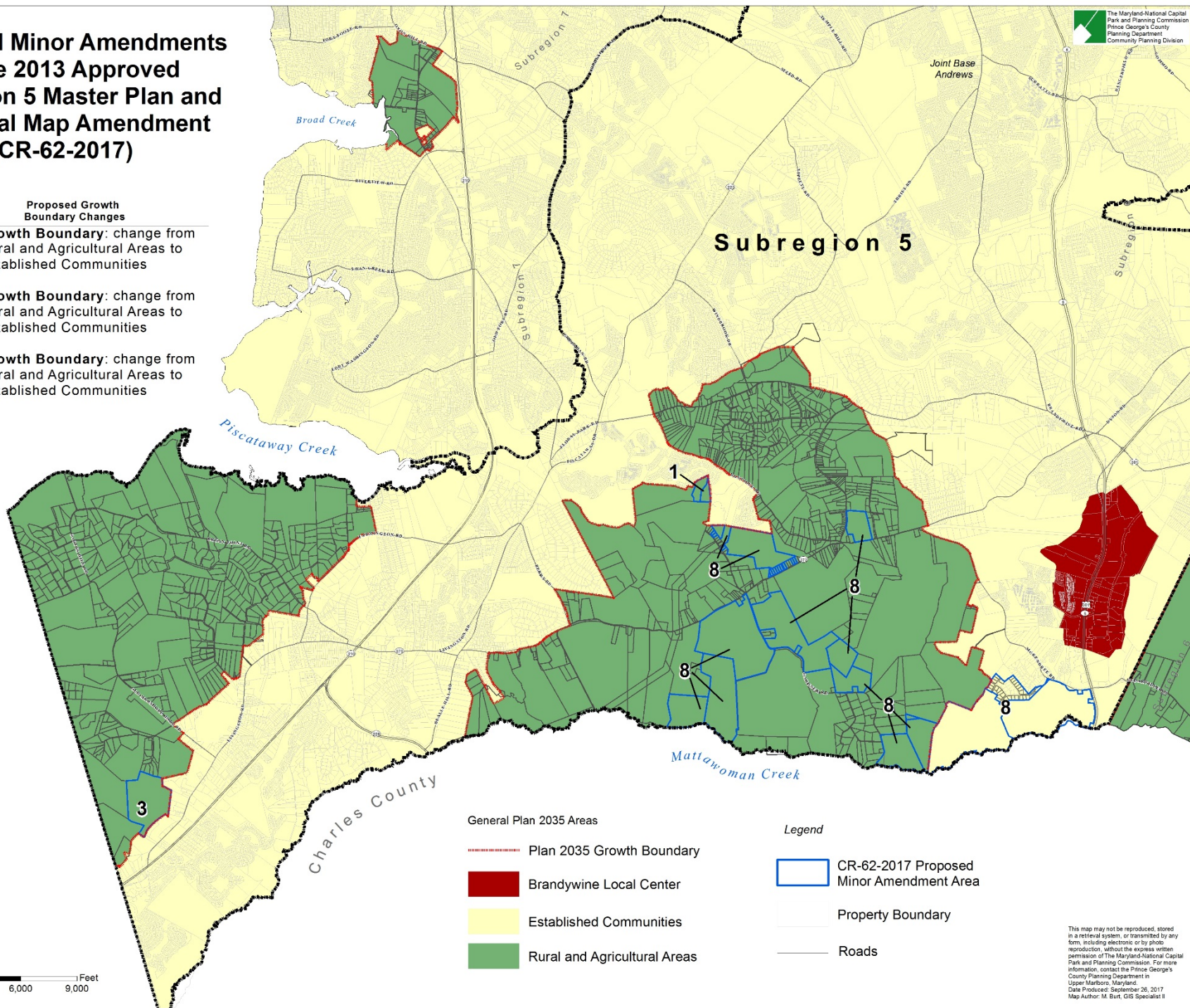
Policy Areas (in yellow)

- Low- to medium- density
- Public water & sewer
- Context-sensitive infill
- Maintain and enhance existing infrastructure



Proposed Minor Amendments of the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment (CR-62-2017)

Minor Amendment Number	Proposed Growth Boundary Changes
1	Growth Boundary: change from Rural and Agricultural Areas to Established Communities
3	Growth Boundary: change from Rural and Agricultural Areas to Established Communities
8	Growth Boundary: change from Rural and Agricultural Areas to Established Communities



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Proposed Growth Boundary Changes

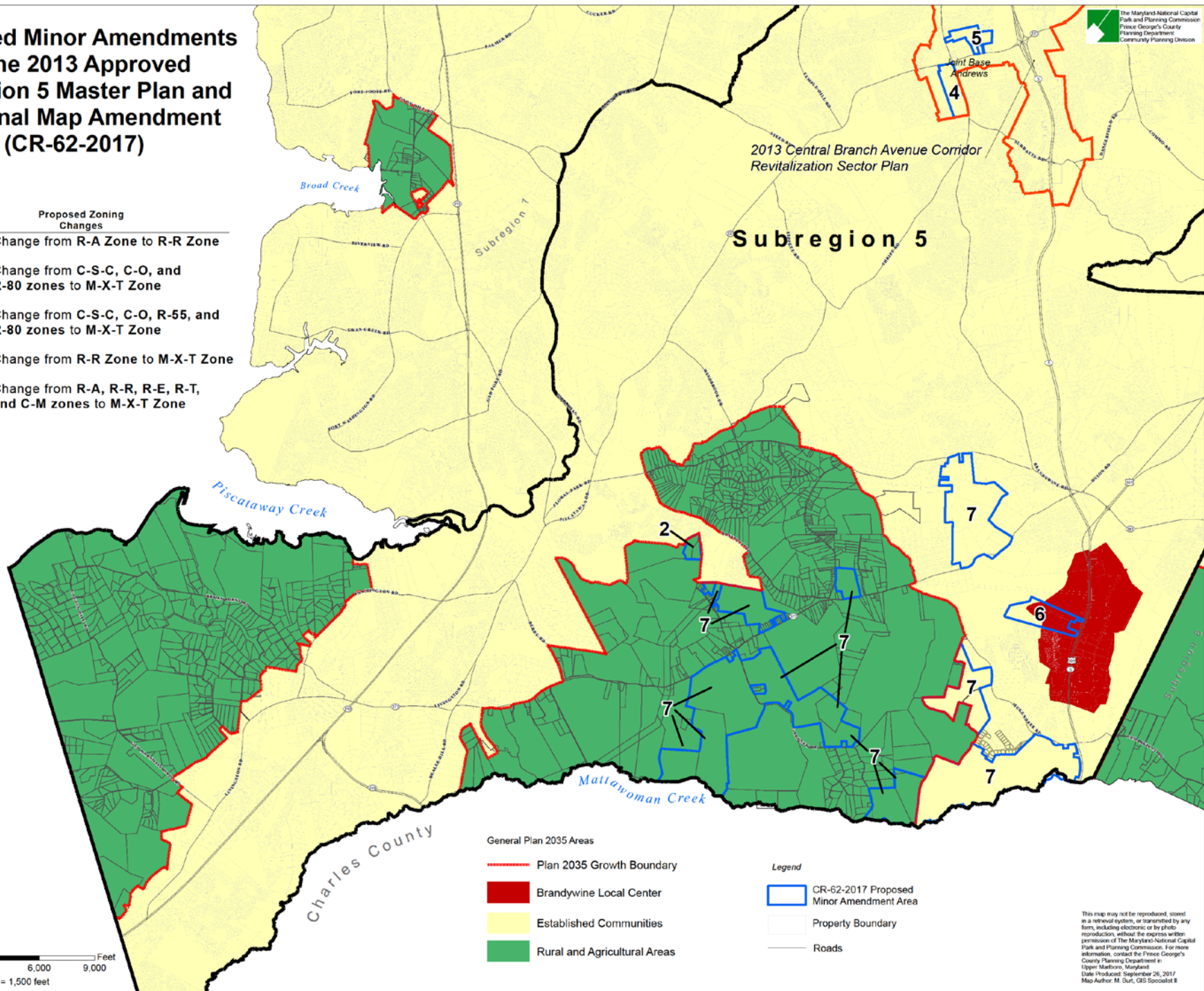
Amendment Number	Proposed Change	Acreage	Number of Properties	Master Plan Future Land Use
1	Rural and Agricultural Areas to Established Communities	23.44	2	Rural
3	Rural and Agricultural Areas to Established Communities	122.73	1	Rural
8	Rural and Agricultural Areas to Established Communities	1,047.37	24	Rural
	TOTAL	1,193.53	27	

Proposed Minor Amendments of the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment (CR-62-2017)

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2013 Central Branch Avenue Corridor
Revitalization Sector Plan

Subregion 5

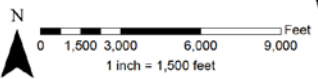


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Map Author: M. Durr, GIS Specialist II

Proposed Zoning Changes

Amendment Number	Current Zoning	Proposed Zoning	Number of Properties	Acreage
2	R-A	R-R	2	23.44
4	C-S-C, C-O, R-80	M-X-T	20	58.59
5	C-S-C, C-O, R-55, R-80	M-X-T	8	42.10
6	R-R	M-X-T	3	97.64
7	R-A, R-R, R-E, R-T, C-M	M-X-T	75	2,038.53
	TOTAL		108	2,260.30

Next Steps

-
- **October 20, 2017** Close of Joint Public Hearing record
- **November 2-8, 2017** Planning Board work session: analysis of public testimony; and transmittal of action to County Council (within 30 days of the Joint Public Hearing)
- **February 13, 2017** County Council action (within 90 days of receipt of Planning Board report)