

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2013 Legislative Session**

Resolution No. CR-82-2013  
Proposed by Council Member Patterson (by request – Planning Board)  
Introduced by Council Members Franklin and Davis  
Co-Sponsors \_\_\_\_\_  
Date of Introduction July 24, 2013

**RESOLUTION**

1 A RESOLUTION concerning

2 The Subregion 6 Master Plan

3 For the purpose of approving, with revisions and amendments, as an Act of the County Council  
4 of Prince George's County, Maryland, sitting as the District Council, the Master Plan for  
5 Subregion 6, thereby defining long-range land use and development policies in Planning Areas  
6 77, 78 (excluding that portion included in the 2007 Approved Westphalia Sector Plan), 79, 82A,  
7 82B, 85B, 86A, 86B, 87A and 87B for the area generally bounded by the Patuxent River (East),  
8 the Charles County line (South), the Conrail Line, PEPCO powerline right of way, Piscataway  
9 Creek, Andrews Air Force Base, Old Alexandria Ferry Road, Branch Avenue, Allentown Road,  
10 Interstate 95/495, Pennsylvania Avenue, Ritchie Marlboro Road (West), White House Road,  
11 Largo Road, Watkins Park Drive, Oak Grove Road, Leeland Road, US 301 and District Branch  
12 (North).

13 WHEREAS, upon approval by the District Council, the Master Plan for Subregion 6 will  
14 update the 1993 *Subregion VI Study Area Master Plan* (Planning Areas 79, 82A, 82B, 86A,  
15 86B, 87A and 87B); the 1994 *Melwood Westphalia Master Plan* (Planning Areas 77 and 78  
16 excluding that portion included in the 2007 *Westphalia Sector Plan*); the 1993 *Subregion V*  
17 *Master Plan* (Planning Area 85B); and amend portions of the 2002 *Prince George's County*  
18 *Approved General Plan*, Maryland; the 2010 *Water Resources Functional Master Plan*; the 2009  
19 *Master Plan of Transportation*; the 2010 *Prince George's County Historic Sites and Districts*  
20 *Plan*; the 2008 *Public Safety Facilities Master Plan*; the 2005 *Countywide Green Infrastructure*  
21 *Plan*; and

1 WHEREAS, in adopting CR-89-2007 on November 20, 2007, the County Council of Prince  
 2 George's County, Maryland, sitting as the District Council for that portion of the , authorized  
 3 initiation of an amendment to the 1993 Approved Master Plan for the Subregion VI Study Area,  
 4 1994 Melwood Westphalia Master Plan (excluding the 2007 Westphalia Sector Plan area) and  
 5 Planning Area 85B of the Subregion V Master Plan, in order to develop a comprehensive  
 6 approach to implementing the recommendations of the 2002 General Plan and to ensure that  
 7 future development is consistent with County growth policies; and

8 WHEREAS, on September 15, 2009, the District Council approved the 2009 Subregion 6  
 9 Master Plan in CR-62-2009; and

10 WHEREAS, pursuant to an action filed in the Circuit Court for Prince George's County, on  
 11 October 26, 2012, in consolidated cases CAL09-31402/CAL09-32017, the Circuit Court for  
 12 Prince George's County declared void the adoption of CR-62-2009 by the District Council for  
 13 failure to meet the affidavit requirement pursuant to Md. Ann. Code, State Gov't § 15-831  
 14 (2012), and returned the matter to the District Council for review of the recommendations of The  
 15 Maryland-National Capital Park and Planning Commission ("M-NCPPC"); and

16 WHEREAS, on November 5, 2012, the District Council, on its own motion, and pursuant to  
 17 the October 26, 2012, Order of Court and § 27-227 of the Zoning Ordinance, voted to reconsider  
 18 CR-62-2009 concerning the Subregion 6 Master Plan and Sectional Map Amendment; and

19 WHEREAS, by Order dated November 13, 2012, the District Council remanded the  
 20 Subregion 6 Master Plan and Sectional Map Amendment to the Planning Board for the purposes  
 21 of compliance with affidavit requirements pursuant to Md. Ann. Code § 15-831 and resubmittal  
 22 of its January 2009 Preliminary Subregion 6 Master Plan and Proposed Sectional Map  
 23 Amendment to the District Council; and

24 WHEREAS, in order to reapprove the Subregion 6 Master Plan, the District Council for  
 25 Prince George's County, in conjunction with the Prince George's County Planning Board, held a  
 26 joint public hearing on April 22, 2013; and

27 WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, on March 21, 2013  
 28 the Planning Board referred the public facilities element of the Preliminary Subregion 6 Master  
 29 Plan, for review, comments and identification of any inconsistencies between the public facilities  
 30 proposed in the Plan and any existing or proposed State or County facilities; and

1 WHEREAS, the Office of the County Executive, by letter dated May 28, 2013, to the  
2 Chairman of the Planning Board, stated general support for the public facilities recommendations  
3 contained within the preliminary plan, provided that the public facilities recommendations reflect  
4 County policies regarding green technologies and sustainable environments; that planning staff  
5 prioritize public facilities recommendations to ensure appropriate planning within the Capital  
6 Improvement Plan budget and eventual implementation; and that planning staff reconsider  
7 recommendations for road expansions within the County's Rural Tier, Smart Growth Tier IV,  
8 Priority Preservation Areas and Rural Legacy Area as these areas are where growth should be  
9 discouraged; and

10 WHEREAS, upon review the District Council has concluded that, in general, the new and  
11 modified public facilities transportation proposals contained in the Preliminary Master Plan are  
12 consistent with the county's Capital Improvement Program ("CIP") and the State's Consolidated  
13 Transportation Program ("CTP") by CR-54-2013 (DR-1); and

14 WHEREAS, on June 6, 2013, the Planning Board held a work session to consider the public  
15 hearing testimony; and

16 WHEREAS, on June 27, 2013, the Planning Board adopted the master plan with revisions,  
17 in response to the public hearing testimony, as described in Prince George's County Planning  
18 Board Resolution PGCPB No. 13-70, and transmitted the adopted master plan and supporting  
19 documents to the District Council on July 1, 2013; and

20 WHEREAS, on July 8, 2013 the District Council held a work session to review the  
21 Adopted Plan including the Planning Board's recommendations on public hearing testimony,  
22 proposed amendments to the adopted plan, and directed Technical Staff to prepare a resolution of  
23 approval with the following revision; and

24 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
25 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
26 Regional District in Prince George's County, Maryland, that the Subregion 6 Master Plan as  
27 adopted on June 27, 2013, by PGCPB No. 13-70, be and the same is hereby approved, with the  
28 following revisions:

**GENERAL PLAN****REVISION 1:**

Amend the 2002 General Plan by removing approximately 565.39 acres from the Rural Tier, including 6300 South Osborne Road; 6310-6500 South Osborn Road; 6516 South Osborn Road; 12511 William Beans Road; 12121 Farm Road; 12200, 12310, and 12401 Farm Road to end at the PEPCO right-of way, in Tier III on the 2012 Approved Sustainable Growth and Agricultural Preservation map, and designate said property in the Developing Tier, attached hereto as "Attachment A" and incorporated as if set forth fully herein.

BE IT FURTHER RESOLVED that the planning staff is authorized to make appropriate textual and graphical revisions to the master plan to correct identified errors, reflect updated information and revisions, and otherwise incorporate the changes reflected in this Resolution.

BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any provision, sentence, clause, section, or part thereof is held illegal, invalid, unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof, persons, or circumstances. It is hereby declared to be the legislative intent that this Resolution would have been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence, clause, section, or part had not been included therein.

Adopted this 24th day of July, 2013.

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: \_\_\_\_\_  
Obie Patterson  
Vice Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

**CR-82-2013 Attachment A****Properties within Revision 1 for removal from the Rural Tier**

<b>Parcel/Lot</b>	<b>Tax Map/Grid</b>	<b>Tax Acct #</b>	<b>Acres</b>	<b>Ag Tax Acct #</b>	<b>Ag Acres</b>	<b>Total Acreage</b>
Parcel 2	109-F1	1785294	1	1785302	108.76	
Parcel 3	109-F1	1731850	1.234			
Parcel 4	109-F1	1731835	2.06			
Parcel 9	100-E3	1724103	1	1724111	257.8817	
Parcel 31	109-F1	1786300	0.4983			
Parcel 31	100-D4	1736206	2	1736214	73.76	
Parcel 32	109-F1	1786797	0.4982			
Parcel 42 (part of)	110-A1	1724053	16.95			
Parcel 45	109-E1	1785344	1	1785351	37.0041	
Parcel 50	109-E1	1785369	1	1785377	1.0964	
Parcel 51	109-E1	1785385	1	1785393	1.0637	
Parcel 57	109-D1	1727056	5.26			
Parcel 87	109-E1	1785328	1	1785336	4.9267	
Parcel 90	109-F1			2834430	40.38	
Parcel 96	109-E1	3238680	1	3422359	1.0033	
Parcel 104	109-F1			3841624	2.02	
Lot 1	100-D3	1781533	2.0013			
<b>Totals</b>			37.5018		527.8959	<b>565.3977</b>