



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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PGCPB No. 09-66

RESOLUTION

WHEREAS, the Prince George's County Planning Board of The Maryland National Capital Park and Planning Commission, in conjunction with the Prince George's County Council, pursuant to Section 27-644 of the Zoning Ordinance of Prince George's County, held a duly advertised public hearing on the *Preliminary Subregion 6 Master Plan and Proposed Sectional Map Amendment*, on February 3, 2009; and

WHEREAS, the *Preliminary Subregion 6 Master Plan and Sectional Map Amendment* is proposed to amend the 1993 *Approved Master Plan and Sectional Map Amendment for Subregion V Study Area (Planning Areas 79, 82A, 82B, 86A, 86B, 87A and 87B)*; the 1994 *Approved Master Plan and Sectional Map Amendment for Melwood Westphalia (Planning Areas 77 and 78)* (excluding that portion of Planning Area 78 included in the 2007 *Approved Westphalia Sector Plan*); Planning Area 85B in the 1993 *Approved Master Plan and Sectional Map Amendment for Subregion V*; the 2002 *Prince George's County Approved General Plan*, the 1982 *Master Plan of Transportation*, the 2008 *Public Safety Master Plan*, the 1992 *Prince George's County Historic Sites and Districts Plan*, and the 1975 *Countywide Trails Plan with the 1985 Equestrian Addendum*, and

WHEREAS, the planning areas of the *Preliminary Subregion 6 Master Plan and Proposed Sectional Map Amendment* are bounded by the Patuxent River (East), the Charles County line (South) the the Pope's Creek Conrail line (West), PEPCO powerline right of way (West) (turning right at the Talbert Substation), Piscataway Creek (West), Woodyard Road (West), Pennsylvania Avenue (West), Ritchie Marlboro Road (West), Brooke Lane (West), Brown Station Road (West), Leeland Road (North), US 301 (North) and District Branch (North) and

WHEREAS, the purpose of the *Preliminary Subregion 6 Master Plan and Proposed Sectional Map Amendment* is to develop a comprehensive plan focusing on the General Plan's principal of sustainability. Specifically appropriate to this subregion are the goals to retain sustainable agricultural land, to enhance the quality and character of the communities encourage quality economic development, preserve and protect environmentally sensitive and scenic land, and make efficient use of existing and proposed county infrastructure and investment; and

WHEREAS, the *Preliminary Subregion 6 Master Plan and Proposed Sectional Map Amendment* contains a comprehensive rezoning element known as the Proposed Sectional Map Amendment intended to implement the land use recommendations of the master plan for the foreseeable future; and

WHEREAS, on April 23, 2009, the Planning Board held a public works session to examine the transcript analysis of testimony presented at the February 3, 2009, joint public hearing on the *Preliminary Subregion 6 Master Plan and Proposed Sectional Map Amendment*, exhibits received before the close of the record, and additional exhibits admitted to the record of the public hearing by the Planning Board; and

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WHEREAS, the Prince George's County Planning Board determined to amend said *Preliminary Subregion 6 Master Plan and Proposed Sectional Map Amendment*, in response to said public testimony, and to adopt the master plan, endorse the sectional map amendment and transmit both the plan and sectional map amendment with further amendments, extensions, deletions, and additions in response to the public hearing record, as follows:

I. BACKGROUND AND PLANNING PROCESS CHAPTER

1. Page 20, add the following language:

"The county should develop a Design and Sustainability Guidelines and Standards document as part of educational outreach to educate citizens on the principals of sustainable communities throughout the county."

II. DEVELOPMENT PATTERN/LAND USE CHAPTER

1. Page 44, add a strategy to Policy 1:

"The contiguous parcels located south of MD 4 between South Osborne Road and Old Crain Highway should remain in the Rural Tier and examined for the application of an equestrian and agricultural heritage-themed L-S CDZ which could serve as a gateway to this portion of the Rural Tier in the county and make use of the recently approved community well and septic systems."

2. Page 47, add the following language pertaining to the primary and secondary criteria for establishing the PPA boundary:

"The land preservation goal within the PPA is approximately 14,600 acres, a number that may be refined as more detailed resource mapping is undertaken during the PPA certification process. See the table below."

Priority Preservation Area Acreage Goal

		Acres
1	Priority Preservation Area	<u>39,089</u>
2	Developed	<u>8,313</u>
3	Undeveloped (1-2)	<u>30,776</u>
4	Total Protection Goal (80% x 3)	<u>24,620</u>
5	Already Protected	<u>10,014</u>
6	Remaining Protection Goal (5-4)	<u>14,607</u>

3. Page 48, change the pertinent section to read as follows:

"Consideration should be given to increasing this requirement to 70 percent within the PPA a requirement that will not change the potential density in the underlying O-S zoning. Within the PPA consideration should be given to increasing the open space

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requirement to ensure that the goals of the PPA are met.”

4. Page 48, change pertinent text to read as follows:

“Woodland conservation: The county’s Woodland Conservation and Tree Preservation Ordinance (WCO) requires mitigation for development activities that affect woodland. This program, together with enhancements proposed in other strategies, ~~will~~ could lead to additional land preservation in the PPA from both onsite and off-site mitigation. On-site preservation will result from mining and conservation subdivisions. Off-site preservation could result partially from mining and partially from mitigation for development from outside of the PPA. ~~Program modifications should be considered to stimulate and facilitate landowner interest in selling woodland conservation easements to developers from outside the PPA needing mitigation sites, such as creating a retention bank, which would be forward funded (200 acres), or reforestation bank (establish the bank for at least two years).~~ Off-site woodland conservation banks are directed towards locations within the green infrastructure network to the greatest extent possible. Continuing conservation of off-site woodlands in the Subregion 6 PPA can be expected to occur in response to ongoing development occurring throughout the county.”

6. Page 55, add the following language:

“Policy 6. Identify an effective approach to managing growth in the Rural Tier and to evaluate the impact of preservation measures over time. Strategies. 1. Re-examine the one percent goal for its appropriateness for the Rural Tier. Use a data and evidence-driven process to consider its impact on land equity, how it should be achieved and enforced, or whether a different approach might be more effective for managing growth in the county. 2. Conduct public outreach to solicit input on identified growth measurement alternatives which will allow time for preservation and other programs to conserve critical resources and offer landowners more options than residential development for receiving equity from their land.”

7. Page 55, change Policy 6, Strategy 2 to read as follows:

“Increase the percentage of open space requirement in conservation subdivisions within the PPA from 60 to 70 percent. Consider the effect of increasing the open space required in the conservation subdivisions within the PPA from the 60 percent gross tract area now required.”

III. INFRASTRUCTURE ELEMENTS

• ENVIRONMENT

1. Page 74, change Strategy 7 to read as follows:

“Require the use of low-nitrogen septic systems in the Rural Tier portion of the subregion within 1,000 feet of ~~open water~~ any stream or tributary.”

• TRANSPORTATION

1. Pages 90-91, add a note to Table 10 (Proposed Road Facilities) to read as follows:

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"Alternative transportation improvements should be considered before proceeding to widen a rural road designated as historic or scenic."

2. Page 92, insert a bullet point under Policy 2, Strategy 1 to read as follows:

"Ensure the intersection of Woodyard Road/MD 223 and Rosaryville Road is upgraded to handle additional traffic demand and reduce congestion."

3. Page 102, insert a new strategy under Policy 1 to read as follows:

"Develop road lighting standards for the Rural Tier which require the use of full cut-off optics and dark-sky techniques."

- **PUBLIC FACILITIES**

1. Page 125, add text to the introductory paragraph for Fire and Rescue to read as follows:

The volunteer fire stations and personnel play an important role in the community and subregion in addition to responding to emergencies. Their facilities serve as community focal points providing meeting spaces and other services the area would otherwise not have.

- **ECONOMIC DEVELOPMENT**

1. Page 145, add Strategy 10 to Policy 1 to read as follows:

"Strategy 10: Study the Meadows-Melwood Commercial Area to develop recommendations for revitalization and potential new development. Consider future improvements to Dower House Road and compatibility with Andrews Air Force Base operations as part of the study."

2. Page 148, delete the following text:

~~In response to the above issues, M-NCPPC began an Agricultural Market Analysis in fall 2008. The findings are intended to become a cornerstone of future agricultural development programming and market support. It is expected to be completed early in 2009.~~

Replace with new text to read as follows:

"In response to the above issues, M-NCPPC worked with a consultant to produce an agricultural market analysis in the fall of 2008. The findings are intended to become a cornerstone of future agricultural development programming and market support. The report, entitled the *Prince George's County Agricultural Strategic Plan(ASP): Draft Agricultural Economic Strategy for Prince George's County*, was completed in early 2009. Recognizing both the prominence of Subregion 6 in the agricultural sector, as well as the other critical resource lands and unique agricultural industry sectors outside of the subregion, the report and recommendations are countywide in scope. Many of the recommendations were already included in the plan in this chapter, and to some extent, in

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the Land Use and Development Pattern chapter. The full ASP is included at the end of this plan as an Appendix."

"The Agricultural Strategic Plan (ASP) offers additional detail on the transition that the agricultural industry continues to undergo and the challenges and opportunities at hand as the tobacco buyout comes to an end. Strengths, Weaknesses, Opportunities, and Threats (SWOT) to the industry are enumerated fully in the ASP. Weaknesses identified parallel many of those mentioned in this plan (e.g. an aging farm population, high land values, and parcel fragmentation). Strengths include the County's large, relatively wealthy population, strong local demand, strong food manufacturing employment, and more. Also elaborated on are external opportunities and threats, such as growth in the demand for "local" food, the rise of nontraditional sectors, and the continued rising cost of agricultural inputs and uncertainty in labor laws."

"In addition to the SWOT analysis, the countywide economic impact of agriculture is discussed on a sector by sector basis looking at equine, livestock and poultry, horticulture, produce, field crops and forage, and dairy activity in the county. Data on food manufacturing is also provided, which together with food wholesale in the county, remain prominent but weakening sectors and sources of employment. Although broader than Subregion 6, implementing the ASP recommendations could leverage these existing industries to increase markets for rural production, enhancing the position of both."

"Recommendations fall into four broad categories: market development, business development, economic development, and regulations and policy. Although discussed more fully in the Appendix, all major recommendations are mentioned in the master plan policies and strategies in this chapter. Recommendations for regulatory reform to the Zoning Ordinance to permit a broader range of modern agricultural activities, identified as a top priority by community members in the subregion, are discussed earlier in the Land Use and Development Pattern Chapter."

3. Page 148, under Policy 3, add new strategies 3, 4, and 5 to read as follows:

"3. Work with elected leaders and State officials to advocate for farm-friendly changes to State health policy and programs to enhance on-farm processing capacity, develop voluntary, scale-appropriate traceability standards to enhance consumer confidence in food safety, implement a local food purchasing preference standard for county institutions, and more."

"4. Support State level changes to tax policy to better facilitate intergenerational farm transfer and create additional incentives for forestry and equine breeding."

"5. Investigate State and county-level transportation policies and programs that require clarification and modification to enhance the competitiveness of county farmers."

4. Page 149 delete the current strategies under Policy 4 and replace with new:

~~1. Complete the Agricultural Strategic Market Analysis to identify the health of the agricultural businesses in the sub-region and what emerging markets should be targeted.~~

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2. ~~Develop an agricultural marketing program that will continue to support agricultural transition and enhance market access for local farmers.~~
3. ~~Create an agricultural marketing position to implement the agricultural marketing programs:~~
 - ~~Identify and convene implementing partners.~~
 - ~~Develop a complementary marketing strategy for county agricultural and equine enterprises, as well as historic resources to capitalize on shared opportunities for agritourism and heritage tourism.~~
 - ~~Integrate county agricultural programs with regionwide agricultural development and marketing initiatives such as those of the Southern Maryland Agricultural Development Commission.~~
4. ~~Improve linkages between agricultural production and the research and development capacity at the University of Maryland College of Agriculture and the Beltsville Agricultural Research Center in order to encourage the attraction, retention, and development of regionally significant agricultural infrastructure.~~
 - ~~Explore the viability of a county-supported agribusiness incubation and processing facility development to encourage entrepreneurship at the farm level.~~
5. ~~Create a new farmer development program to both attract farmers to Subregion 6 and assist with the development and financing of new and expanding operations.~~
6. ~~Integrate agriculture within economic development lending programs to enhance access to development capital, such as those provided by the Small Business Initiative Program and the Prince George's County Economic Development Corporation.~~
- "1. Create an agricultural marketing position to lead the implementation of the *Agricultural Strategic Plan (ASP)* in the county and subregion to support agricultural transition and local farmers, equine interests, and other resource industries."
 - "Identify and convene partners from the county, State, non-profit and private sectors to assist in implementation efforts."
- "2. Develop an agricultural marketing program to implement the broad recommendations of the ASP for enhanced market access."
 - "Improve regional market access at wholesale and retail levels."
 - "Leverage the Southern Maryland Trails tourism brand, coordinated by the Southern Maryland Agricultural Development Commission, to better integrate county agricultural programs with this, and other, regionwide agricultural development and marketing initiatives. Integrate the promotion of county historic resources to capitalize on shared opportunities for agritourism and heritage tourism where appropriate."
 - "Create retailer-supported marketing system."

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- "Improve long-term functionality of the Cheltenham Farmers Market."
- "Evaluate the feasibility of developing a public/private agritourism, retail, and culinary arts center."
- "Create an outreach and public relations program for agricultural and equine enterprises to raise citizen awareness."

"3. Implement ASP recommendations for business development for the benefit of agricultural producers in the subregion and county."

- "Develop a farmer recruitment program to both attract farmers to Subregion 6 and assist with the development and financing of new and expanding operations."
- "Support agribusiness concept incubation and technology transfer to encourage entrepreneurship at the farm level."
- "Create a small farm research and training board."
- "Support entrepreneurship and on-farm skills development."
- "Facilitate integration of agriculture within broader capital markets."

"4. Implement ASP recommendations for economic development to develop policies and infrastructure to support agricultural industry sector growth."

- "Develop an Agribusiness Retention, Expansion, and Attraction Plan which includes improved linkages between agricultural production and the research and development capacity at the University of Maryland College of Agriculture and the Beltsville Agricultural Research Center, amongst other regionally significant institutional partners."
- "Integrate agriculture within economic development lending programs to enhance access to development capital, such as those provided by the Small Business Initiative Program administered by Prince George's County Economic Development Corporation."
- "Support agribusiness cluster development."
- "Enhance labor force conditions."
- "Support regional agricultural leadership development."
- "Create an Alternative Energy Development Program."

5. Page 156, change Policy 12, Strategy 2 as follows:

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“Conduct community outreach to improve understanding of the sand and gravel industry and to improve industry integration within the rural communities. Traffic, noise, and dust generated by operations must be addressed, along with post-extraction uses. The financial benefits that property owners can receive from pursuing mineral extraction prior to development or some other compatible, rural land use, should also be considered.”

6. Page 156, change Policy 12, Strategy 2 as follows:

Modify Strategy 2, Policy 12 on page 156 to read “Involve ~~citizens~~ community members in developing guidelines for the review of reviewing new and expanding projects, including post-extraction uses within the PPA, and in developing requirements for identifying post-reclamation uses as part of an amended special exception process. This work should be done in conjunction with the sand and gravel industry, landowners, government officials, etc. so that post-reclamation land use activities are established in the PPA and all other land where septic systems will be the only means of sewage disposal.”

IV. LIVING AREAS AND COMMUNITY CHARACTER CHAPTER

1. Page 184, revise the pertinent section to read as follows:

“Improving the timing of Pulsing traffic with additional signals would keep traffic speeds lower, and staggered queuing at more intersections would spread vehicle loads over a larger proportion of the street network and including beyond the town core (in the case of the MD4 interchange). The vision and action plan recommend installing additional traffic lights to improve traffic flow and ease this congestion.”

2. Page 186, revise the 4th bullet under Strategy 1 to read as follows:

“Evaluate installing new traffic signals.....”

3. Page 186, insert a new bullet point under Strategy 2 to read as follows:

“Study the impact of county employee parking on traffic conditions in the Town.”

4. Page 186, insert a new bullet point under Strategy 2 to read as follows:

“Consider connecting Judge’s Drive to Race Track Road to provide additional access to the town and relieve traffic congestion.”

5. Page 183, add the following language in a new bullet:

“Establish a regular county/town round table discussion on issues and solutions.”

6. Page 203, add new paragraph:

Since the original approval of the R-P-C in 1965, there have been numerous revisions to the Official Plan. It became evident as new development applications were reviewed for

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the undeveloped properties remaining in Marlton, that it was necessary to consolidate all of the relevant changes and conditions that have been made over the last 40 years for the development into one document as well as to update the conditions to meet current regulations. As a result of this effort, a revised Official Plan Amendment for Marlton has been included in the Appendix to this master plan to update conditions that are still applicable, clarify issues that have been addressed working with the community, and provide more concise mapping and guidance for the buildout of Marlton.

7. Page 204, revise pertinent sections to read as follows:

.....This comprehensive design zone would also allow for a detailed site-specific design plan that could.....This civic core should include transit to reduce traffic congestion on the main thoroughfare and provide alternative transportation choices for residents. A Basic Plan showing major land uses in the proposed LAC is shown in the accompanying illustration.

V. SMA/IMPLEMENTATION CHAPTER

1. Pages 194-202, revise SMA #4 language as follows:

~~"will reinforce the vision for the Town of Upper Marlboro."~~

2. Page 231, amend zoning change table #18 as follows:

Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
18	C-S-C to O-S	<u>2.245 Ac. 0.89 Ac.</u>	SMA	5/24/1994	228SE14
Use and Location: Single family homes located at 22110 Aquasco Road(PA 87B; Tax Map 180D3, Parcel 35 and Parcel 33)					
Discussion: Parcel 35 has is zoned C-S-C (Commercial-Shopping-Center) and O-S (Open-Space) zoning. Both properties are <u>This property is currently developed with a single-family homes. A zoning change is recommended from C-S-C and O-S to O-S in order to correct the split zoning on Parcel 33. A zoning change is recommended from C-S-C to O-S for part of parcel 35 in order to bring both the single family homes currently in the C-S-C zone into the appropriate zoning which will reinforce the rural character of this area.</u>					

3. Page 232, add a new zoning change table #19 as follows:

Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
19	R-E to C-S-C	<u>11.7 Ac.</u>	SMA	5/24/1994	203SE09

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Use and Location: Single family home and vacant land located at 10101 White House Road (PA 78, Tax Map 82F1, Parcel A and Parcel 200)

Discussion: This property is currently developed with a single-family home. A zoning change is recommended from R-E to C-S-C for Parcel A, part of Parcels 131, 200 and Out lot A in order to conform with future commercial land use recommendations.

4. Page 233, add a new zoning change table #20 as follows:

Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
20	O-S to C-S-C	2 Ac.	SMA	5/24/1994	208SE09
<u>Use and Location:</u> Country store grocery and deli located at 15800 Brandywine Road (PA 82A, Tax Map 100B3, Parcel 36)					
<u>Discussion:</u> A zoning change is recommended for Parcel 36 to change from the O-S (Open Space) zone to the C-S-C (Commercial Shopping Center) zone. This zoning change will update and bring the country store into the appropriate commercial zoning.					

5. Page 234, add a new zoning change table #21 as follows:

Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
21	C-2 to L-A-C	26.5 Ac.	SMA	5/24/1994	211SE11
<u>Use and Location:</u> Currently vacant land located between Woodstock Drive and Marlton Center Drive. (PA 82A, tax map 119 A2, Parcel 102)					
<u>Discussion:</u> A zoning change is recommended for parcel 102 to change from the C-2 (General Commercial) zone to the L-A-C (Local Activity Center) zone. This zoning change will reinforce the mixed use town center vision for Marlton. A basic plan and design concept are included in the appendix.					

6. Page 235, add a new zoning change table #22 as follows:

Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
22	L-A-C and R-S zoning line adjustments	24.2 Ac.	SMA	5/24/1994	203SE14
<u>Use and Location:</u> Currently vacant land located at 15805 and 15919 Leeland Road. (PA 79, Tax Map 85C1 and 85C2, Parcel 16 and Parcel 1)					
<u>Discussion:</u> Adjusting the zoning lines for the R-S (Residential Suburban Development) and L-A-C (Local Activity Center) zones is recommended because the zoning is not consistent with property lines. The zoning lines should follow property lines of parcel 16 and parcel 1 in order to accurately show developable commercial areas.					

7. Page 236, add a new zoning change table #23 as follows:

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Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
23	<u>I-1 and C-M to C-S-C</u>	<u>10.7 Ac.</u>	<u>SMA</u>	<u>5/24/1994</u>	<u>207SE13</u>
<u>Use and Location: Currently a car dealership located at 5300 SE Crain Highway. (PA 79, Tax Map 102B2, Parcel C)</u>					
<u>Discussion: This property currently has a split I-1 (Light Industrial) and C-M (Commercial Miscellaneous) zoning. A zoning change is recommended to consolidate this property into the C-S-C (Commercial Shopping Center) zone and encourage commercial redevelopment of this sitethat is more appropriate for this key location.</u>					

8. Page 237, add a new zoning change table #24 as follows:

Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
24	<u>O-S to C-O</u>	<u>.7 Ac.</u>	<u>SMA</u>	<u>5/24/1994</u>	<u>220Se11</u>
<u>Use and Location: Currently a country store/ groceries and deli located at 15300 Brandywine Road. (PA 86B, Tax Map 156E4, Parcel 36)</u>					
<u>Discussion: This property is currently zoned O-S (Open Space) but is located adjacent to a C-O zoned property. It should be rezoned to C-O to be compatible and allow for future development of the site. A zoning change is recommended to remove the non-conforming use.</u>					

VI. OTHER CHANGES

1. Change the plan and map(s) to incorporate mapping, typographical, grammatical, and rewording corrections, as necessary.
2. Change the plan and map(s) where appropriate to correspond to the aforementioned amendments, revisions, extensions, deletions, and additions.
3. Change the plan and map(s) where appropriate to reflect technical changes/errata presented at the February 3, 2009 joint public hearing as follows:

Item number	Recommended Change	Page in Plan
1	SMA zoning change #4 revision: Parcels 110, 901, 202 and 182 will be added to the list of parcels in the "Use and Location" box. Changes in the map will be reflected in the zoning change chart.	218
2	SMA zoning change #3 revision: The proposed change for the commercial part of this property showed as going from R-A (Residential Agricultural) to C-S-C (Commercial Shopping Center). A correction will replace C-S-C with C-M (Commercial Miscellaneous). Changes in the map will be reflected in the zoning change chart.	219
3	SMA zoning change #7 revision: An undeveloped parcel located at Largo Road south	220

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	of 4807 Largo Road will no longer be recommended for a zoning change though the SMA (PA82A, Tax Map 102, GridA1, Parcel 102). This property is not 5 acres and therefore O-S zoning cannot apply to it.	
4	Proposed Zoning Changes Map on page 216: This map will be corrected to reflect changes made to the Sectional Map Amendment chapter.	216
5	Change spelling in footnote 12 of " Mariana " to " <u>Marina</u> "	15
6	Delete the first table in Appendix 1. The table on page 239, Appendix 1, is a duplicate of page 47. Page 47 states that Appendix 1 will provide a detailed explanation of how the PPA boundary was created. Table 2 is just a break out of how they came to their percentage total. Table 2 could be moved up in the plan after the second paragraph on page 47 and the entire Appendix 1 could be deleted.	47/239
7	Reword Strategy 1 under Policy 5 to read: "Increase setback and buffering requirements on potential mining sites adjacent to residential properties to minimize the potential effects of noise and dust from future mining."	54
8	Reword Strategy 3 under Policy 5 to read: "Update the inventory of reclaimed and abandoned mine sites in the county, . . ."	54
9	Revise the two bullet points on the bottom of the page to read: <ul style="list-style-type: none"> • "Preserve, protect, restore and enhance the quality of air, water, and land to preserve biodiversity and environmental health while providing a natural resource base for current and future generations." • "Implement a watershed-level approach to preserving, restoring and enhancing the natural environment in order to mitigate the land use-related impacts of climate change and development on ecological functions." 	63
10	Correct the road realignment of route C-613 on Map 14.	85
11	Maps on pages 85 and 86 do not show C-629, Old Marlboro Pike. Add the C-629 label to the maps.	85/86
12	Map 15 should show the intersection of C-615, MC-602 and C-620 as a single, four-legged intersection, as was originally proposed in the 1993 Sub 6 Plan.	86
13	On Table 10, the limits of A-53 are from Old Branch Avenue to MD 4. Within Subregion 6, the limits are from Piscataway Creek to MD 4.	90
14	On Table 10, the limits of MC-602 should be indicated as from the intersection of C-615 (Croom Road) at C-620 (Molly Berry Road) to MD 4	90
15	On Table 10, the north limit of A-61 should be listed as MD 197.	90
16	Re-number the strategies under Policy 2 to place greater emphasis on the financing strategy over the others.	92
17	The first bullet item under Policy 4, Strategy 1 should be changed to read: "Establish incentives and requirements to forward-fund transportation improvements, so that roads are upgraded before new development occurs."	92
18	In the first line of the third full paragraph change the word "byways" to "roadways."	162
19	In the third paragraph, the words "along a two-lane scenic road that is not recommended for widening" should be deleted. Part of Brandywine Road within Subregion 6 will need to be widened to 4 lanes.	177
20	Revise strategy 6 to read as follows: <p>"6. Ensure that rural development patterns do not force changes to the character of scenic and historic roads in order to meet required road capacities."</p>	178
21	The first paragraph under Transportation contains the sentence "Special events at the Equestrian Center/Show Place Arena also cause major congestion due to poor traffic management." The words "poor traffic management" should be deleted.	184
22	Under Strategy 2, revise the fourth strategy "Consider improving Valley Lane and extending it to serve as a neighborhood street" to say: <p>"Evaluate the historic character of Valley Lane and maintain its historic alignment to</p>	186

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	protect the historic Union Memorial Cemetery from further erosion."	
23	Under Policy 1, Strategy 4, there is no "scenic road ordinance." The word "ordinance" will be replaced with the word "guidelines."	205

4. Change the plan and map(s) to reflect technical changes/errata introduced at the April 23, 2009 worksession as follows:

Item Number	Recommended Change	Page in Plan
1	<p><u>This area forms a significant part of the large block of forest, agriculture, and open space areas that surround the Washington, D.C., metropolitan area to the east and south. The portion of the Patuxent Rural Legacy Area (Prince George's County) within the subregion (Map 4) is a contiguous block of O-S (low-density) zoned properties located between Croom Road and the western shore of the Patuxent River which was designated by the state in 1998 based on an application and plan submitted by the county. The original legacy area proposed included almost 35,000 contiguous acres located within the Rural Living Areas delineated in the 1993 Subregion VI Master Plan. The Rural Legacy Program, administered by the state, provides annual granting opportunities for protection of lands within designated Rural Legacy Areas on a competitive basis to local jurisdictions. The local sponsor of the Rural Legacy Area is M-NCPPC, and the program is administered by the Prince George's Soil Conservation Service.</u></p> <p><u>The Patuxent River and its tributaries are important environmental resources in the Subregion VI Rural Tier. It is the largest river whose watershed is entirely in Maryland, and is tidal in Subregion VI and therefore subject to Chesapeake Bay Critical Area requirements. The River has been a focus of state and regional water quality improvements efforts since the 1980s.</u></p>	26
2	<p>Change "other easements" to "protective easements" Although the easement programs and resource mitigation requirements are intended and expected to direct development out of the PPA, some development can be expected to take place in the PPA. Under the county's conservation subdivision regulations adopted in 2006, subdivisions in the Rural Tier are required to conserve, and place under easement, at least 60 percent of the land within the subdivision. The 60 percent requirement is based on the likely retention of all of the development potential of a property. Within the PPA it may be desirable to increase the 60 percent requirement to ensure that the goals of the PPA are met.</p>	48
3	<p>Change "resource mitigation" to "soil mitigation." Insert note about directing land development away from class I, II, and III soils in current text in the preliminary plan.</p>	48
4	<p><u>Revise text on Easement Overlays: Relationships Between Easements and Overlays: To encourage participation in land conservation and stewardship opportunities available in the PPA, property owners should be made aware of the range of programs available and their applicability and interrelationship in the protection of natural land resources. Different protection mechanisms may be applicable to different portions of a site, and may co-exist without difficulty. Overlaying easements may be in conflict with county and state laws regarding the various easements but should be permitted in the instances where they are not in conflict. The relationship between different land protection mechanisms needs to be carefully evaluated when determining the best mechanisms for a site.</u></p>	49
5	<p><u>The Rural Legacy Program: The Rural Legacy Program provides the focus and funding necessary to protect large, contiguous tracts of land and other strategic areas from sprawl development and to enhance natural resource, agricultural, forestry and</u></p>	49

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	<p><u>environmental protection through cooperative efforts among state and local governments land trusts and willing property owners.</u></p> <p><u>Protection is provided through the acquisition of easements and purchases from willing landowners and the supporting activities of Rural Legacy Sponsors and local governments.</u></p> <p><u>The Rural Legacy Program's goals are: to establish greenbelts of forests and farms around rural communities in order to preserve their cultural heritage and sense of place; to preserve critical habitat for native plant and wildlife species, to support natural resource economies such as farming, forestry, tourism and outdoor recreation, and to protect riparian forests, wetlands, and greenways to buffer the Chesapeake Bay and its tributaries from pollution run-off.</u></p> <p><u>The Patuxent Rural Legacy Area, Prince George's, was approved in 1999 for an area of almost 39,000 acres, is contained within the Rural Tier of Subregion VI, and is also part of the portion of the proposed PPA which drains into the Patuxent River. Consideration should be given to the establishment of a second Rural Legacy area for the headwaters of the Zekiah Swamp Watershed in Prince George's County, which would protect contiguous O-S zoned lands in the Rural Tier. This would include the most of the PPA area in Subregion VI which drains into the Potomac watershed, and provide a green infrastructure linkage with the Zekiah Watershed Rural Legacy Area in Charles County.</u></p>	
6	<p>Delete the paragraph at the top of the page and replace with: <u>In 2007 county legislation was passed to require the application of conservation subdivision techniques for all new residential development proposed in the Rural Tier with a goal of retaining and enhancing the rural character. The initial results of this program are unclear because there have been few applications which have been processed to date. Further evaluation should be carried out in the future to determine if the existing requirements are adequate to achieve the stated objectives.</u></p>	55
7	<p>Policy 7: Limit roadway lighting improvements in the Rural Tier to those that are consistent with preservation and safety goals.</p> <p>Strategies</p> <p>1. (Waiting for CJ)</p> <p>2. Develop road lighting standards for the Rural Tier which requires the use of full cut-off optics and dark sky techniques.</p> <p>Policy 6</p> <p>Strategy 3: Create an education and outreach program for developers and real estate agents to promote development and marketing of housing products and communities which are environmentally friendly and context sensitive. Work with County government, citizens, building supply retailers, and other affected stakeholders to craft the program.</p>	55
8	<p>Add Strategy 7: <u>Preserve and enhance where possible, grassland habitats that are of critical importance to native and migratory bird species.</u></p>	69
9	<p>Map 17 add missing scenic and historic roads from Table 11</p>	94
10	<p>Add the strategies under Policy 1:</p> <p><u>Strategy 11: Limit street lighting along designated roadways to only that necessary to address safety concerns.</u></p> <p><u>Strategy 12: Require new and replacement lighting along designated roadways to utilize full cut-off optic luminaries to minimize glare and light pollution.</u></p>	102
11	<p>Revise strategy 2, policy 9.</p>	154

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	<u>Explore options to create additional tax incentives, in addition to those already in place that would support timber management activities.</u>	
12	"Military History" – add text to reflect the upcoming bicentennial of the War of 1812 and the interpretation efforts that have already been undertaken by NPS and the Chesapeake Gateways.	106
13	Map 23 add missing scenic and historic roads from Table 11	161
14	Map 24A and 24B add missing scenic and historic roads from Table 11	164, 165
15	Under Policy 4 – Remove Strategy 5. Roads in question are designated through the plan, guidelines have been developed for scenic and historic roads. Renummer the remaining strategies.	168
16	Under Policy 4 – Remove Strategy 5. Roads in question are designated through the plan, guidelines have been developed for scenic and historic roads. Renummer the remaining strategies.	177
17	Policy 3, Strategy 1: <u>1. Promote agricultural and other resource industry practices which support environmental restoration, such as conservation tillage, intercropping and crop rotation, integrated pest management, etc., to contribute to healthier waterways and wildlife habitat.</u>	73
18	Comments from DPW&T to remove Strategy bullet #3 under Policy 4: <u>Protect and maintain rural villages by promoting compatible development that conserves rural character.</u>	93
19	Amend Table 10 Proposed Road Facilities: F-9 Capital Beltway to Charles County Allentown Way to Old Alexandria Ferry Road F-10 US 50 to Charles County MC 600 to Subregion 5 A-36 MD 202 MD 4 MC-602 Groom Road Relocated new arterial; MD4-MD301 C-611 C-608 to MC604 Duley Station Road to Heathermore Boulevard C-612 MC-604 Heathermore Boulevard C-624 C-610 Frank Tippet/Cherry Tree Crossing Roads	90, 91
20	Change references from "Lake Marilton Boulevard" to <u>"East Marilton Avenue."</u>	90, 234
21	Amend Strategy 5 under Policy 2 to add text: <u>Relocate the existing station to a more centrally-located site.</u>	126
22	Add new Strategy 7 under Policy 2: <u>Construct a new Fire/EMS Station at Beechtree which is needed to provide service to an area that is currently underserved.</u>	126
23	Add language to strategy 1, Policy 12 on page 156 to address specific concerns related to improving the integration of sand and gravel operations into the community. Amend strategy 2: "Involve community members in reviewing new and expanding projects, and in developing requirements for identifying post-reclamation uses as part of an amended special exception process. This work should be done in conjunction with the sand and gravel industry, landowners, government officials, etc. so that post-reclamation land use activities are established in the PPA and all other land where septic systems will be the only means of sewage disposal."	112
24	Add text as follows following the first full paragraph: <u>Valley Lane is a historic lane that passes by Trinity Episcopal Church and its cemetery, and curves around to the historically important African American cemetery of the Union Memorial Methodist Church. Valley Lane leads to a small African American enclave that developed around the site of the first Union Memorial Methodist Church and a Freedman's Bureau School that are no longer extant. Union Memorial Methodist Cemetery is subject to erosion from water running downhill from Valley Lane.</u>	185
25	Revise the fourth strategy "Consider improving Valley Lane and extending it to serve as a neighborhood street" to read: <u>Evaluate the historic character of valley lane and</u>	186

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	<u>maintain its historic alignment to protect the historic Union Memorial Methodist Cemetery from further erosion.</u>	
26	The Old Duvall Courthouse park, county mall area, brick streetscapes, <u>Marlboro Academy/Dr. Beanes' grave hillside....</u>	187
27	Add a new strategy: <u>Develop and implement a site and landscape plan to enhance access to Dr. Beanes' grave with an appropriate pathway and interpretative signage and ensure consistent maintenance of the hillside and gravesite.</u>	188
	The plan uses acronyms and planning terms, such as PPA, TDR, PDR, AICUZ and others that are not known to everyone. In order to make a more user friendly document a glossary should be included. Recommendation: Incorporate a glossary of planning terms and other acronyms into the plan.	

5. Change the plan and map(s) to reflect technical changes/errata intended for introduction at the April 23, 2009 worksession as follows:

DEVELOPMENT PATTERN/LAND USE CHAPTER

1. Page 43, Correct error on Map 8: Rural Tier Amendments as follows:

“3. Reclassification of a ~~76-~~ 87-acre tract from the Rural Tier to the Developing Tier.”
2. Page 48, Change part of the last sentence in the first paragraph as follows:

“~~t~~The Conservation Fund.”
3. Page 48, Do not change current text in the first paragraph further as was indicated in the technical changes submitted at the Planning Board worksession on April 23, 2009, in the Technical Changes and Errata, page
4. Page 49, remove the following text:

~~“Voluntary agricultural zone: During preparation of the subregion plan some property owners expressed interest in a very low density agricultural zone, allowing perhaps only minor subdivisions for family conveyances. This would provide assurance to participating landowners that land within the zone would not be divided for development purposes. While support for large scale downzoning for agricultural/forest preservation is currently lacking, the voluntary application of such a zone may be supported in some parts of the subregion.”~~
5. Page 50, Remove Strategy “~~6. Develop a voluntary agricultural zone.~~”
6. Page 54, Change Strategy 1 under policy 5 as follows:

~~“Increase setback requirements on~~ Evaluate the need to increase setback and buffering requirements for adjacent mining and developing residential properties to minimize the potential effects of noise and dust from future mining on

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~~adjoining unexploited parcels.~~"

7. Page 55, Move Strategy 3 under policy 7 to policy 6 and add new text as follows:

"3: Create an education and outreach program for developers and real estate agents to promote development and marketing of housing products and communities which are environmentally-friendly and context sensitive. Work with County government, citizens, building supply retailers, and other affected stakeholders to craft the program."

8. Page 55, Change Policy 7 and strategies as indicated below:

~~"Policy 7. Ensure that roadway and lighting improvements associated with conservation subdivisions and other types of development in the Rural Tier are consistent with preservation goals. Limit roadway lighting improvements in the Rural Tier to those consistent with preservation and safety goals."~~

Strategies

~~Establish a~~ Continue collaborative effort with ~~the community,~~ the county's Department of Public Works and Transportation, the Planning Department, and the State Highway Administration ~~to revise the road code to find ways to meet transportation safety goals while protecting rural character and designated scenic and historic roads.~~

Develop road lighting standards for the Rural Tier which ~~include, amongst other things, require~~ the use of full cut-off optics and dark-sky techniques ~~where lighting is required.~~

~~Create an education and outreach program for developers and real estate agents to promote development and marketing of housing products and communities which are environmentally-friendly and context sensitive. If updates to the existing guidelines for scenic and historic roads are considered in the future, include a public participation component."~~

WHEREAS, the Sectional Map Amendment for Subregion 6 is proposed with a view toward the protection of the health, safety, and general welfare of all citizens in Prince George's County; and

WHEREAS, the Sectional Map Amendment for Subregion 6 is a proposed amendment to the Prince George's County Zoning Ordinance, being an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County; and

WHEREAS, the Sectional Map Amendment includes zoning changes enumerated and transmitted herein, accounting for varying acreage and zoning categories; and

WHEREAS, in accordance with Section 27-645(d)(1) of the Zoning Ordinance of Prince George's County, the acceptance and processing of Zoning Map Amendment applications within the subject planning area shall be postponed in accordance with the provisions of Sections 27-225.01(f), 27-225.01.05(f), and 27-226(a); and

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WHEREAS, pursuant to Section 27-646(d) of the Zoning Ordinance of Prince George's County, building permit recommendations by the Planning Board and the issuance of building permits by the Department of Environmental Resources shall be postponed until final action on the endorsed SMA by the District Council as provided for in Section 27-225.02(a)(1).

NOW, THEREFORE, BE IT RESOLVED, that The Maryland-National Capital Park and Planning Commission does hereby adopt the Subregion 6 master plan, said plan being an amendment to the 1993 *Approved Master Plan and Sectional Map Amendment for Subregion VI Study Area (Planning Areas 79, 82A, 82B, 86A, 86B, 87A and 87B)*; the 1994 *Approved Master Plan and Sectional Map Amendment for Melwood Westphalia (Planning Areas 77 and 78)* (excluding that portion of Planning Area 78 included in the 2007 *Approved Westphalia Sector Plan*); Planning Area 85B in the 1993 *Approved Master Plan and Sectional Map Amendment for Subregion V*; the 2002 *Prince George's County Approved General Plan*, the 1982 *Master Plan of Transportation*, the 2008 *Public Safety Master Plan*, the 1992 *Prince George's County Historic Sites and Districts Plan*, and the 1975 *Countywide Trails Plan with the 1985 Equestrian*, this said adopted plan containing amendments, extensions, deletions, and additions in response to the public hearing record; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the sectional map amendment, as heretofore described, is in conformance with the principals of orderly comprehensive land use planning and staged development, being consistent with the *Adopted Subregion 6 Master Plan*, and with consideration having been given to the applicable County Laws, Plans, and Policies; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to Sections 27-645(c)(1) and 27-225.01.05 of the Zoning Ordinance, endorses the proposed sectional map amendment for the Subregion 6 planning areas by this resolution, and recommends that it be adopted as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County as described as Planning Areas 77, 78 (excluding that portion approved in the *Approved 2007 Westphalia Master Plan and SMA*), 79, 82A, 82B, 85B, 86A, 86B, 87A and 87B; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission finds that the sectional map amendment, as transmitted, has been prepared in accordance with the requirements of section 27-225.01.05 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that the *Preliminary Subregion 6 Master Plan and Proposed Sectional Map Amendment*, as herein adopted, is applicable to the area within the boundaries delineated on the plan map and consists of a map(s) and text; and

BE IT FURTHER RESOLVED that the adopted master plan comprises the *Preliminary Subregion 6 Master Plan and Proposed Sectional Map Amendment* text as amended by this resolution; and

BE IT FURTHER RESOLVED that in accordance with Section 27-645(c)(2) of the Zoning Ordinance of Prince George's County, copies of the adopted plan, consisting of this resolution to be used in conjunction with the *Preliminary Subregion 6 Master Plan and Proposed Sectional Map Amendment*, will

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be transmitted to the County Executive and each municipality whose territorial boundaries are in and abut the area affected by the plan; and

BE IT FURTHER RESOLVED that an attested copy of the adopted plan, and all parts thereof, shall be certified by the Commission and transmitted to the District Council of Prince George's County for its approval pursuant to Article 28, Annotated Code of Maryland; and

BE IT FURTHER RESOLVED that this adoption shall be recorded by an appropriate Certificate of Adoption containing the identifying signatures of the Chairman, Vice Chairman, and Secretary-Treasurer of The Maryland-National Capital Park and Planning Commission and shall be affixed to this resolution with a notation indicating: "This resolution is to be used in conjunction with the January 2009 *Preliminary Subregion 6 Master Plan and Proposed Sectional Map Amendment*;" and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to Section 27-645(c)(1) of the Zoning Ordinance, transmits this Sectional Map Amendment for Subregion 6 to the District Council and recommends that it be adopted as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the sectional map amendment, as transmitted, has been prepared in accordance with the requirements of Section 27-225.01.05 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the sectional map amendment, as heretofore described, is in conformance with the principles of orderly comprehensive land use planning and staged development, being consistent with the *Adopted Subregion 6 Master Plan*, and with consideration having been given to the applicable County Laws, Plans, and Policies; and

BE IT FURTHER RESOLVED that the District Council, after holding a joint public hearing with the Planning Board, may reconsider each amendment, and may approve the master plan and sectional map amendment with all, any one or more, a portion, or none of the proposed amendments.

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This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Clark, with Commissioners Parker, Vaughns, Cavitt, Clark and Squire voting in favor of the motion, at its regular meeting held on Thursday, April 23, 2009 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 7th day of May 2009.

Oscar Rodriguez
Executive Director

Frances J. Guertin

By Frances J. Guertin
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY.

Burke J. [Signature]
M-NCPPC Legal Department

Date 5/1/09