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

2020 Legislative Session

Resolution No. CR-83-2020

Proposed by Council Member Streeter

Introduced by Council Members Streeter and Hawkins

Co-Sponsors

Date of Introduction July 21, 2020

RESOLUTION

A RESOLUTION concerning

The 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment – D-D-O Zone – Minor Amendment

For the purpose of directing the Prince George’s County Planning Board of the Maryland-National Capital Park and Planning Commission to initiate a minor amendment to the Southern Green Line Station Area Development District Overlay (“D-D-O”) Zone to permit ‘Nail Salon’ and ‘Beauty Supply & Accessories Store’ uses within the Southern Green Line Station Area Development District Table of Uses Permitted, as approved within the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment.

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

WHEREAS, in accordance with the provisions of the Zoning Ordinance for Prince George’s County, the District Council concurrently approved the Southern Green Line Station Area Sectional Map Amendment (“SMA”), a comprehensive zoning map amendment with detailed zoning changes for the designated sector plan area, in furtherance of realizing the sector plan vision; and
WHEREAS, as part of the 2014 Southern Green Line Station Area SMA, the District
Council also approved a new D-D-O (“Development District Overlay”) Zone for the geographic
area of the County included within the plan boundaries; and

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

WHEREAS, in accordance with Section 27-548.24 of the Zoning Ordinance, the District
Council’s 2014 Sector Plan and SMA approved certain development district standards, including
a Table of Uses Permitted for the Southern Green Line Station Area Development District which
are binding standards that replace or modify the development regulations otherwise applicable to
development of land in the underlying zoning classification; and

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

WHEREAS, in order to better align with the Southern Green Line Station Area
Development District vision and, in furtherance of realizing the respective sector plan goals, the
District Council finds that there is a need to amend the Southern Green Line Station Area
Development District Table of Permitted Uses to permit ‘Nail Salon’ and ‘Beauty Supply &
Accessories Store’ uses within the Southern Green Line Station Area Development District; and

WHEREAS, Sections 27-548.26 and 27-642 of the Zoning establish a process whereby the
District Council may initiate certain minor amendments to an approved D-D-O Zone; and

WHEREAS, the Council further finds that the proposed minor amendment is plainly
authorized pursuant to Section 27-642, because the proposed amendment serves to: (1) advance
the goals of an approved development district plan; (2) involves no more than 50% of the
underlying plan area but is not limited to a single property or property owner; and (3) does not
constitute an amendment which would require major transportation analysis and/or modeling,
revised water and sewer classifications, and Adequate Public Facilities analysis; and

WHEREAS, upon approval of this Resolution, and in accordance with applicable law, the
proposed minor amendment to the Southern Green Line Station Area Development District shall
be subject to all notice and public hearing requirements to seek public comment on the minor
amendment.

NOW, THEREFORE, BE IT RESOLVED by the 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, that in accordance with Sections 27-
548.26 and 27-642 of the County Zoning Ordinance, the Prince George’s County Planning Board
of the Maryland-National Capital Park and Planning Commission is hereby directed to initiate a
minor amendment to the 2014 Southern Green Line Station Area Sector Plan and Sectional Map
Amendment, as follows:

MINOR AMENDMENT ONE:

Amend the Southern Green Line Station Area Development District Table of Permitted
Uses to permit ‘Nail Salon’ and ‘Beauty Supply & Accessories Store’ uses within the Southern
Green Line Station Area Development District.

BE IT FURTHER RESOLVED that, pursuant to Section 27-642 of the County Zoning
Ordinance, a joint public hearing of District Council and the County Planning Board will be held
on the foregoing proposed amendment to the 2014 Southern Green Line Station Area Sector
Plan and Sectional Map Amendment D-D-O Zone on Tuesday, September 15, 2020.

BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this
Resolution to the Prince George’s County Planning Board in furtherance of compliance with the
procedures of Sections 27-548.26 and 27-642 of the Zoning Ordinance.
Adopted this 21st day of July, 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