COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2020 Legislative Session

Resolution No. CR-128-2020

Proposed by Council Member Streeter

Introduced by Council Members Streeter, Turner, Davis, Tavers, Anderson-Walker, Harrison, Franklin, Dernoga, Glaros and Ivey

Date of Introduction November 17, 2020

RESOLUTION

A RESOLUTION concerning

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

For the purpose of approving, in accordance with the provisions of the Zoning Ordinance of Prince George’s County, Maryland, a certain minor amendment to the Southern Green Line Station Area Development District Overlay (D-D-O) Zone.

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; 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 16 development district; and

WHEREAS, in furtherance of realizing the County’s vision for the Southern Green Line Station Area Development District, and pursuant to the provisions of Sections 27-548.26 and 27-642 of the Zoning Ordinance, the District Council adopted CR-83-2020 on July 21, 2020, to initiate a minor amendment process to amend the Development District Overlay Zone Table of Permitted Uses within the 2014 Southern Green Line Station Area Sectional Map Amendment to permit ‘Nail Salon’ and ‘Beauty Supply & Accessories Store’ uses within the Southern Green Line Station Area Development District; and

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 Minor Amendment to the Southern Green Line Station Area Development District Overlay Zone on September 15, 2020, in order to receive public comment into the record on the proposed minor amendment; and

WHEREAS, after the close of the public hearing record, planning staff prepared a Technical Staff Report analyzing the proposed amendment and public hearing comments with recommendation to the Planning Board for consideration; and

WHEREAS, on October 15, 2020, the Planning Board held a worksession on the minor amendment to examine the analysis of testimony presented at the September 15, 2020, joint public hearing and exhibits received before the close of the record on September 30, 2020 and subsequently, Planning Board endorsed the proposed amendment via PGCPB No. 20-143; which included the Technical Staff Report as an attachment; and

WHEREAS, on October 29, 2020, the District Council conducted a public work session to examine the record of joint public hearing testimony and recommendations of Planning Board regarding the proposed minor amendment; and
WHEREAS, based upon testimony received into the record of joint public hearing testimony, the Council, sitting as the Committee of the Whole, voted to direct staff to prepare a Resolution of Approval with a non-substantive revision to retain the current prohibition on Nail Salon uses and to permit Beauty Supply & Accessory Store uses located at least one hundred feet from another Beauty Supply & Accessory Store use within the Development District.

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 Zoning Ordinance, the following Minor Amendment to the Southern Green Line Station Area Development District Overlay Zone be, and is hereby approved as and incorporated as set forth fully within this Resolution, and summarized below:

MINOR AMENDMENT 1

Permit ‘Beauty Supply & Accessory Store’ uses located at least one hundred feet from another ‘Beauty Supply & Accessory Store’ use within the Development District.

BE IT FURTHER RESOLVED that the planning staff is authorized to correct any and all other potential inconsistencies in the plan text, map and tables in order to reflect the assigned Urban Farm permitted use, as reflected in this Resolution.

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 of The Maryland-National Capital Park and Planning Commission in accordance with procedural requirements of Sections 27-548.26 and 27-642 of the Zoning Ordinance.
Adopted this 17th day of November, 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:

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Donna J. Brown
Clerk of the Council