

1 WHEREAS, as part of the 2014 Southern Green Line Station Area SMA, the District
2 Council also approved a new D-D-O (“Development District Overlay”) Zone for the geographic
3 area of the County included within the plan boundaries; and

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

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

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

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

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

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

30 WHEREAS, upon approval of this Resolution, and in accordance with applicable law, the
31 proposed minor amendment to the Southern Green Line Station Area Development District shall

1 be subject to all notice and public hearing requirements to seek public comment on the minor
2 amendment.

3 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
4 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
5 Regional District in Prince George's County, Maryland, that in accordance with Sections 27-
6 548.26 and 27-642 of the County Zoning Ordinance, the Prince George's County Planning Board
7 of the Maryland-National Capital Park and Planning Commission is hereby directed to initiate a
8 minor amendment to the 2014 *Southern Green Line Station Area Sector Plan and Sectional Map*
9 *Amendment*, as follows:

10 **MINOR AMENDMENT ONE:**

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

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

18 BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this
19 Resolution to the Prince George's County Planning Board in furtherance of compliance with the
20 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