

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2026 Legislative Session

Resolution No. CR-077-2026

Proposed by The Chair (by request – Planning Board)

Introduced by Council Members Oriadha, Harrison, Ivey and Adams

Co-Sponsors _____

Date of Introduction July 21, 2026

RESOLUTION

1 A **RESOLUTION** concerning

2 The Central Avenue-Blue/Silver Line Sectional Map Amendment

3 For the purpose of approving, with amendments herein based on the joint public hearing record
 4 of testimony, as an Act of the County Council of Prince George's County, Maryland sitting as
 5 the District Council for that part of the Maryland-Washington Regional District in Prince
 6 George's County, the Central Avenue-Blue/Silver Line Sectional Map Amendment (SMA),
 7 thereby setting forth and adopting detailed zoning proposals for the Central Avenue-Blue/Silver
 8 Line areas, comprised of portions of Planning Areas 72 and 75A, and 75B in its entirety, an area
 9 generally defined by MD 704 (Martin Luther King Jr Highway) and Sheriff Road on the north,
 10 and I-495 (Capital Beltway) on the east, and follows various property lines along the southern
 11 boundary line north of Walker Mill Road, including portions of the Town of Capitol Heights;
 12 and

13 **WHEREAS**, upon approval by the District Council, this SMA will amend the Prince
 14 George's County Zoning Map for Planning Areas 72, 75A, and 75B; and

15 **WHEREAS**, pursuant to Section 27-3502(b), a sectional map amendment may be prepared
 16 for concurrent review and approval with the adoption of an Area Master Plan or Sector Plan; and

17 **WHEREAS**, on May 30, 2023, the County Council of Prince George's County, Maryland,
 18 sitting as the District Council, adopted Council Resolution CR-053-2023, thereby directing the
 19 initiation and preparation of a new plan and concurrent Sectional Map Amendment by the
 20 Planning Director and the Planning Board of the Maryland-National Capital Park and Planning
 21 Commission, pursuant to Section 27-3502(c) and Section 27-3503(b)(1)(A) of the Zoning

1 Ordinance; and

2 **WHEREAS**, the Central Avenue-Blue/Silver Line Sectional Map Amendment was
3 initiated to implement the comprehensive zoning recommendations of the Central Avenue-
4 Blue/Silver Line Sector Plan, and ensure that future development is consistent with County
5 policies; and

6 **WHEREAS**, the boundaries of this sectional map amendment are contiguous to those of
7 the Central Avenue-Blue/Silver Line Sector Plan; and

8 **WHEREAS**, the Clerk of the Council accepted requests for rezoning until the close of
9 the record after the Joint Public Hearing, pursuant to Section 27-3503(b)(1)(C) of the Zoning
10 Ordinance; and

11 **WHEREAS**, on September 18, 2025, the Planning Director of the Maryland-National
12 Capital Park and Planning Commission prepared and released the proposed Central Avenue-
13 Blue/Silver Line Sectional Map Amendment, pursuant to Section 27-3503(b)(2) of the Zoning
14 Ordinance; and

15 **WHEREAS**, on March 10, 2026, the District Council and the Planning Board held a
16 duly-advertised joint public hearing on the Proposed Central Avenue-Blue/Silver Line Sectional
17 Map Amendment; and

18 **WHEREAS**, on May 14, 2026, pursuant to Sections 27-3502(f)(3) and 27-3503(b)(4)(C)
19 of the Zoning Ordinance, the Planning Board voted to accept into the public hearing record two
20 pieces of testimony received by the Clerk of the County Council after the close of record at 5:00
21 p.m. on March 25, 2026 (Exhibits T-1 and T-2); and

22 **WHEREAS**, on May 14, 2026, the Prince George's County Planning Board held a public
23 work session to review the analysis of testimony, transcripts, oral testimony provided at the Joint
24 Public Hearing on March 10, 2026, and written testimony (exhibits) contained within the hearing
25 record, and consider the recommendations and public hearing testimony; and

26 **WHEREAS**, on May 28, 2026, the Prince George's County Planning Board endorsed the
27 proposed Central Avenue-Blue/Silver Line Sectional Map Amendment with revisions in
28 response to the public hearing testimony as described in Prince George's County Planning Board
29 Resolution PGCPB No. 2026-33; and

30 **WHEREAS**, the endorsed Central Avenue-Blue/Silver Line Sectional Map Amendment,
31 Prince George's County Planning Board Resolution PGCPB No. 2026-33 and other supporting

1 documents were transmitted to the District Council on June 26, 2026; and

2 **WHEREAS**, on July 7, 2026, the District Council held a public work session, convened as
3 the Committee of the Whole, to review the Endorsed Central Avenue-Blue/Silver Line Sectional
4 Map Amendment and public hearing testimony; and

5 **WHEREAS**, on July 7, 2026, by favorable Committee of the Whole, the Council directed
6 County Council staff to prepare a Resolution of Approval for the Central Avenue-Blue/Silver
7 Line Sectional Map Amendment, incorporating approved revisions; and

8 **WHEREAS**, pursuant to Section 27-3503(b)(5)(A) of the Zoning Ordinance, the District
9 Council has considered the factors listed in Section 27-3503(b)(5)(A)(i)–(ix) of the Zoning
10 Ordinance and finds that this Sectional Map Amendment conforms the principles of orderly,
11 comprehensive land use planning and staged development, and is based on the General Plan,
12 applicable Functional Master Plans, and the Central Avenue-Blue/Silver Line Sector Plan; and

13 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Prince George's
14 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
15 Regional District in Prince George's County, Maryland, that the Central Avenue-Blue/Silver
16 Line Sectional Map Amendment, as endorsed by the Planning Board within PGCPB No. 2026-
17 33 on May 28, 2026, is hereby APPROVED.

18 **BE IT FURTHER RESOLVED** that the planning staff is hereby authorized to make
19 appropriate textual and graphical revisions to the sectional map amendment to correct identified
20 errors, reflect updated information and revisions, and otherwise incorporate the change reflected
21 in this Resolution, Errata Sheet, and PGCPB No. 2026-33.

22 **BE IT FURTHER RESOLVED** that the provisions of this Resolution are severable. If
23 any provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid,
24 unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or
25 unenforceability shall not affect or impair any of the remaining provision sentences, clauses,
26 sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or
27 circumstances. It is hereby declared to be legislative intent that this Resolution would have been
28 adopted as such illegal, invalid, unconstitutional, or unenforceable provision, sentence, clause,
29 section, zone, zoning map, or part had not been included therein.

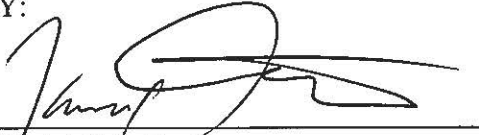
30 **BE IT FURTHER RESOLVED** that this Resolution shall take effect on the date of its
31 adoption.

1 **BE IT FURTHER RESOLVED** that a copy of this resolution be forwarded to the Chair of
2 the Prince George's County Planning Board.

Adopted this 21st day of July, 2026.

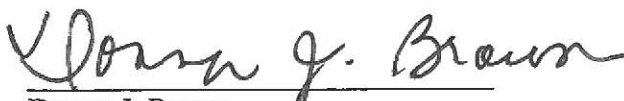
COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY:



Krystal Oriadha
Chair

ATTEST:



Donna J. Brown
Clerk of the Council