

PGCPB No. 2026-057

RESOLUTION

WHEREAS, the Prince George's County Zoning Ordinance provides procedures for the comprehensive rezoning for all planning areas in Prince George's County by adoption of a Sectional Map Amendment; and

WHEREAS, on April 14, 2026 the County Council of Prince George's County, Maryland sitting as the District Council, pursuant to Section 27-3502(i)(1) and 27-3503(b)(1) of the Zoning Ordinance, adopted CR-027-2026, thereby authorizing initiation of a Sectional Map Amendment concurrent with the initiation of a minor amendment to the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)*; and

WHEREAS, pursuant to Sections 27-3502(i)(1) and 27-3503(b)(1)(A) of the Zoning Ordinance, the District Council authorized and directed the Planning Director to prepare a proposed Sectional Map Amendment; and

WHEREAS, pursuant to Section 27-3503(a)(2) of the Zoning Ordinance, this Sectional Map Amendment was prepared and reviewed concurrently with the minor plan amendment to the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)*; and

WHEREAS, the boundaries of the proposed Sectional Map Amendment shall be limited to an area north of MD 212 (Powder Mill Road/Ammendale Road/Virginia Manor Road/Ritz Way), Pine Street, and Distribution Drive, east of Baltimore Pike/Cedarhurst Drive and the City of Laurel municipal boundary, south of MD 198 (Sandy Spring Road), and west of the County line; and

WHEREAS, this Sectional Map Amendment covers the portion of the Prince George's County Zoning Map as depicted in Map 1 of this Resolution within Planning Areas 60, 61, and 62, adopted into the Maryland-Washington Regional District on April 26, 1927; and

WHEREAS, comprehensive rezoning of portions of the plan area last occurred on June 23, 2010, pursuant to approval of CR-058-2010, the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)*; and

WHEREAS, on April 1, 2022, the current Zoning Ordinance became effective; and

WHEREAS, on April 1, 2022, the entirety of the plan area was transitioned from zoning districts in the prior Zoning Ordinance to the most similar zoning districts established by the current Zoning Ordinance pursuant to approval of Council Resolution CR-136-2021, the Countywide Map Amendment, on November 29, 2021; and

WHEREAS, amendments to the Zoning Map are necessary to implement and bring the zoning of portions of Planning Areas 60, 61, and 62 into conformance with, the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* as amended by the concurrent minor plan amendment; and

WHEREAS, pursuant to Section 27-3407(b) of the Zoning Ordinance, the Planning Board notified all owners of land within the boundaries of this Sectional Map Amendment for which a change in zoning is proposed about the joint public hearing to receive testimony on this proposed Sectional Map Amendment; and

WHEREAS, pursuant to Sections 27-3407(b) of the Zoning Ordinance, the Planning Board notified all municipalities lying, wholly or in part, within, or within one mile of, the boundaries of the land subject to this Sectional Map Amendment of the joint public hearing to receive testimony on this proposed Sectional Map Amendment; and the subject properties are not located within one mile of a special taxing district; and

WHEREAS, this sectional map amendment does not propose any modifications to the Chesapeake Bay Critical Area (CBCAO) Zones, the Aviation Policy Area Overlay (APAO) Zones, the Military Installation Overlay (MIO) Zones, the Neighborhood Conservation Overlay (NCO) Zones, Planned Mobile Home Community (RMH), Legacy Comprehensive Design (LCD), Legacy Mixed-Use Community (LMXC), Legacy Mixed-Use Town Center (LMUTC), or the Planned Development (PD) Zones; and

WHEREAS, pursuant to Section 27-3503(a)(4) of the Zoning Ordinance, this sectional map amendment does not rezone any land that is not publicly-owned to the Reserved Open Space (ROS) Zone; and

WHEREAS, in compliance with Section 27-3503(a)(5)(A) of the Zoning Ordinance, this sectional map amendment does not propose that any property that has been zoned by zoning map amendment, within five (5) years prior to the initiation of the sectional map amendment or during the period between initiation and transmittal to the District Council, be rezoned to a less intense zone; and

WHEREAS, Section 27-3503(a)(5)(B) of the Zoning Ordinance provides that no property may be zoned to a less intense category if, based on existing physical development at the time of adoption of the sectional map amendment, the zoning would create a nonconforming use, but this zoning may be approved, however, if there is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood, and in recommending the zoning, the Planning Board shall identify these properties and provide written justification supporting the zoning at the time of transmittal; and

WHEREAS, pursuant to Sections 27-3503(b)(2) and 27-3502(d)(3) of the Zoning Ordinance, a copy of this proposed Sectional Map Amendment was transmitted to the County Executive and each municipality whose territorial boundaries are within or are located within one mile of the area of this Sectional Map Amendment for their comments; and

WHEREAS, pursuant to Sections 27-3503(b)(3), 27-3502(i)(1), and 27-3407 of the Zoning Ordinance, on June 8, 2026, the Planning Board, along with the District Council, held a duly advertised and noticed joint public hearing on the minor plan amendment and concurrent sectional map amendment to the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)*; and

WHEREAS, on September 3, 2026, the Planning Board held a public work session to examine the transcript analysis of the joint public hearing and all the exhibits received that constitute the hearing record; and

WHEREAS, pursuant to Section 27-3502(i)(5) of the Zoning Ordinance, the Planning Board adopted the minor plan amendment to the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* on September 3, 2026; and

WHEREAS, the Prince George's County Planning Board agrees to make certain technical amendments per the Errata Sheet, incorporated herein as Attachment A;

WHEREAS, the purpose of the proposed sectional map amendment is to protect the health, safety, and general welfare of all citizens in Prince George's County; and

WHEREAS, approval of this Sectional Map Amendment will result in the revision of the official 1 inch = 200 feet scale Zoning Maps for the portions of Planning Areas 60, 61, and 62; and

WHEREAS, this Sectional Map Amendment conforms with the applicable requirements of Section 27-3502 and Section 27-3503 of the Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby endorse concurrent sectional map amendment for the minor plan amendment to the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* by this resolution, incorporating therein amendments, deletions, and additions in response to the public hearing record as follows, and recommends that it be approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County;

Underline indicates language added to the preliminary plan.
[Brackets] indicate language deleted from the preliminary plan.

Amend the proposed sectional map amendment by completing the following amendments, deletions, and additions:

1. Amend the Justification statement of Zoning Change 3 to correct grammatical error as follows:

“... Under [the] both the proposed IE zone and the existing CGO zone...”

BE IT FURTHER RESOLVED that the endorsed Sectional Map Amendment comprises the text, tables, maps, and graphics set forth in this resolution, and the following areas are reclassified as part of this action, consistent with the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* as amended by PGCPB No. 2026-056; and

Subregion 1 Minor Plan Amendment Proposed Sectional Map Amendment

Introduction

In Prince George's County, the Sectional Map Amendment (SMA) process comprehensively rezones properties within a specific geographic area to align with approved County plans. This SMA updates the County zoning map for properties within the 2026 *Subregion 1 Minor Master Plan Amendment* area and was approved concurrently with the minor master plan amendment. The zoning changes support the land use recommendations and other policy recommendations of the minor master plan amendment.

The District Council initiated the SMA on April 14, 2026, in conjunction with the 2026 *Subregion 1 Minor Plan Amendment*, as authorized by Section 27-3503 of the Zoning Ordinance.

By updating the zoning classes of certain properties, the SMA guides development, advances the goals of the County General Plan (*Plan 2035*), and resolves split-zoned properties. Since each zoning class has specific uses and limitations (as described in Table 1), selecting a zone dictates the type of development permitted. This zoning process further advances the land use recommendations in both the General Plan and the Master Plan, contributing to a more holistic implementation of the vision for the County.

The SMA's purpose is to implement zoning that would permit the desired land use for the area, as guided by the results of the market study and by residents, business owners, and other relevant stakeholders providing input through in-person and virtual impact opportunities.

In some cases, the zoning change results in a nonconforming use. Per Section 27-2500 (Definitions) of the Prince George's County Zoning Ordinance, a nonconforming use is "The use of any building, structure, or land which is not in conformance with a requirement of the zone in which it is located". For example, having industrial uses in a single-family residential zone would be nonconforming, so a zoning change from the Industrial, Employment Zone to the Residential, Single-Family-65 Zone would likely result in a nonconforming use. This is justifiable to align these properties to the plan's vision and create the opportunity for development that matches the desired pattern for the area.

The creation of nonconforming uses via a rezoning to a less intense category is not permitted per the Zoning Ordinance absent "a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood." (see Section 27-4102(b) and 27-3503(a)(5)(B)). This SMA does not include any zoning change that would create a nonconforming use as a result of rezoning to a less intense zoning category. Accordingly, this provision is inapplicable. Any new or existing nonconforming uses shall be permitted to continue operating as a nonconforming use so long as they receive a "use and occupancy permit... identifying the use as nonconforming, and the use must be certified in accordance with Section 27-3618, Certification of Nonconforming Use." (Section 27-7102).

The SMA updates the official 1 inch = 200 feet scale zoning map(s) for this Master Plan.

Table 1. Zoning Class Descriptions¹

Zoning Class		Zoning Description	
Rural and Agricultural Base Zones			
ROS (Reserved Open Space)		Encourages the preservation of large areas of agriculture, trees, and open spaces; protects scenic and environmentally sensitive areas; ensures the retention of certain areas for non-intensive, active, or passive recreation uses; and provides for a limited range of public, recreational, and agricultural uses.	
AG (Agricultural)		Provides for low density and development intensity as indicated on the General Plan or applicable Area Master Plan or Sector Plan; provides for areas which are to be developed to uses which preserve the County’s ecological balance and heritage, while providing for the appropriate use and enjoyment of natural resources. Promotes the economic use and conservation of agriculture, natural resources, residential estates, non-intensive recreational uses, and similar uses.	
Residential Base Zones			
RR (Residential, Rural)		Provides for and encourages variation in the size, shape, and width of single-family detached residential subdivision lots, to better utilize their natural terrain; facilitates the planning of single-family residential developments with moderately large lots and dwellings of various sizes and styles; encourages the preservation of trees and open spaces; and prevents soil erosion and stream valley flooding.	
RSF-95 (Residential, Single-Family-95)		Provides for and encourages variation in the size, shape, and width of single-family detached residential subdivision lots, to better utilize the natural terrain; facilitates the planning of single-family residential developments with large lots and dwellings of various sizes and styles; encourages the preservation of trees and open spaces to create an estate-like atmosphere; and prevents soil erosion and stream valley flooding.	
RSF-A (Residential, Single-Family-Attached)		Provides for development in a form that supports residential living and walkability, is pedestrian oriented and is well connected to surrounding lands; provides development that is respectful of the natural features of the land; and provides development that is compatible with surrounding lands.	

¹ Sections 27-4201, 27-4202, 27-4203, and 27-4204 Current Zoning Ordinance, Prince George's County, Maryland

Zoning Class	Zoning Description
RMF-48 (Residential, Single-Family- Attached)	Provides suitable sites respectful of the natural features of the land for high-density multifamily residential development and other forms of development that support residential living and walkability; provides for this type of development at locations recommended by an Area Master Plan or Sector Plan, proximate to centers (including transit centers) or at other locations which are found to be suitable by the District Council; and ensures development is compatible with surrounding lands.
Nonresidential Base Zones	
CS (Commercial, Service)	Provides for a concentration of retail sales and services (including auto-oriented commercial uses), office, and eating or drinking establishments; and accommodates medium- to moderately high-density residential development as part of vertically or horizontally mixed-use development.
CGO (Commercial, General and Office)	Provides lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness; incorporates development with multiple uses, shared parking, and coordinated signage and landscaping; and accommodates higher-density residential uses as part of vertically or horizontally mixed-use developments.
IE (Industrial, Employment)	Provides for a mix of employment, research and development, and light industrial development, with an expectation of high-quality design that is set apart from the high-traffic-generating commercial zones and residential communities; provides lands to serve light industrial uses while prohibiting more intensive forms of industrial development; accommodates limited residential development; and ensures compatibility between industrial development and nearby residential uses.

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Zoning Class	Zoning Description
Transit-Oriented/Activity Center Base Zones	
NAC (Neighborhood Activity Center)	Provides lands for lower-density, small-scale, mixed-use centers that are attractive to employers and employees, are well connected to transit, and serve the surrounding neighborhood; incorporates walkable and bikeable areas that are well-connected to a regional transportation network through a range of transit options; and provides a mix of uses that serve local neighborhood needs.
TAC-C (Town Activity Center)	Provide for moderate-intensity, auto-accessible, mixed-use centers that serve larger areas of surrounding neighborhoods; provide a mix of uses that serve community-wide needs; encourage development that is well integrated in terms of complementary uses, access and circulation and compatible design.
Other Base Zones	
LCD (Legacy Comprehensive Design)	Recognize comprehensive design zones established prior to April 1, 2022 for which a Basic Plan, Comprehensive Design Plan (CDP), or Specific Design Plan (SDP) was approved prior to April 1, 2022 or for lands that were subject to a Zoning Map Amendment (ZMA) and Basic Plan for a comprehensive design zone that was pending prior to April 1, 2022, and was approved pursuant to Section 27-1700 , Transition Provisions, after April 1, 2022.

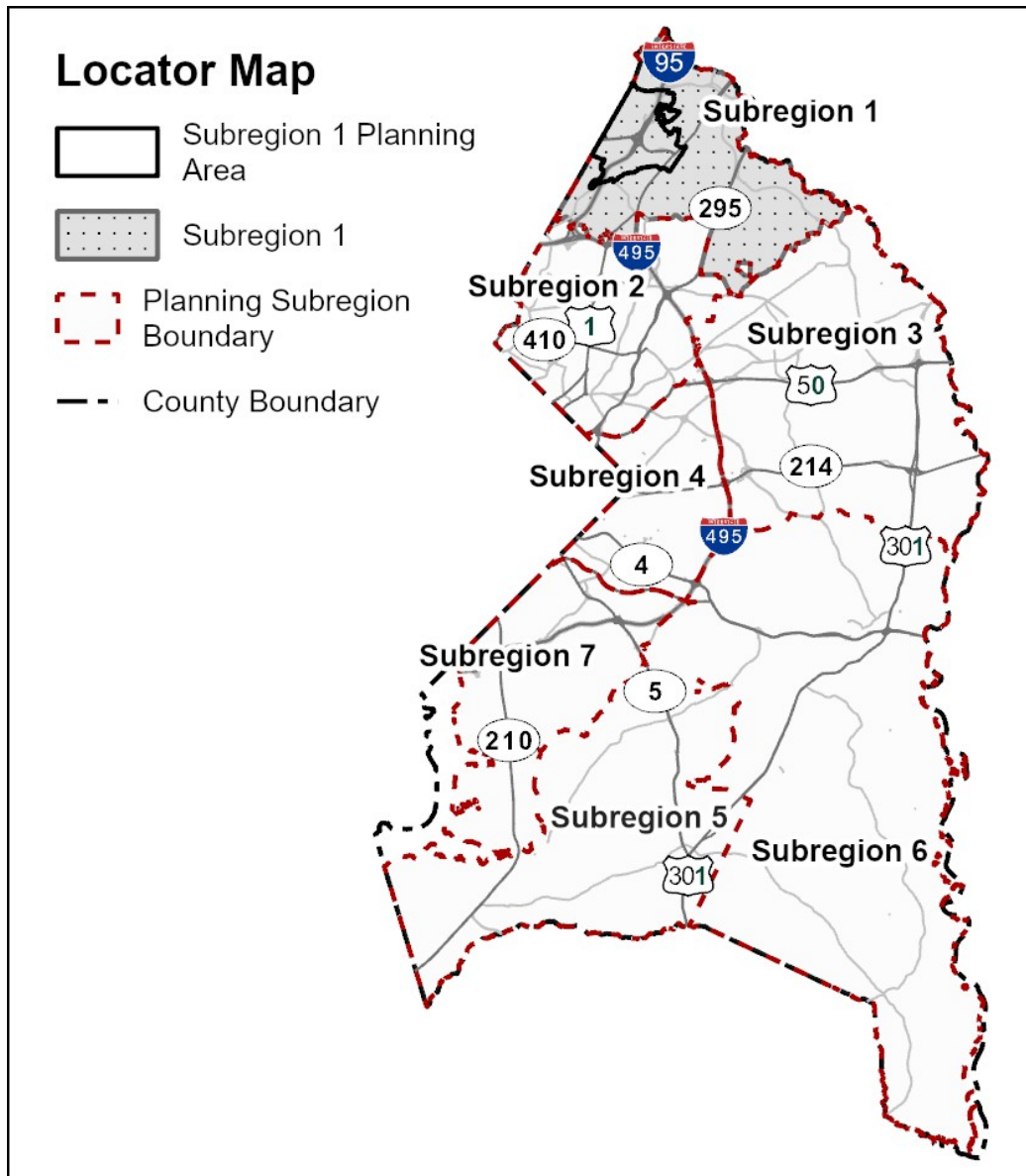
Comprehensive Rezoning Changes

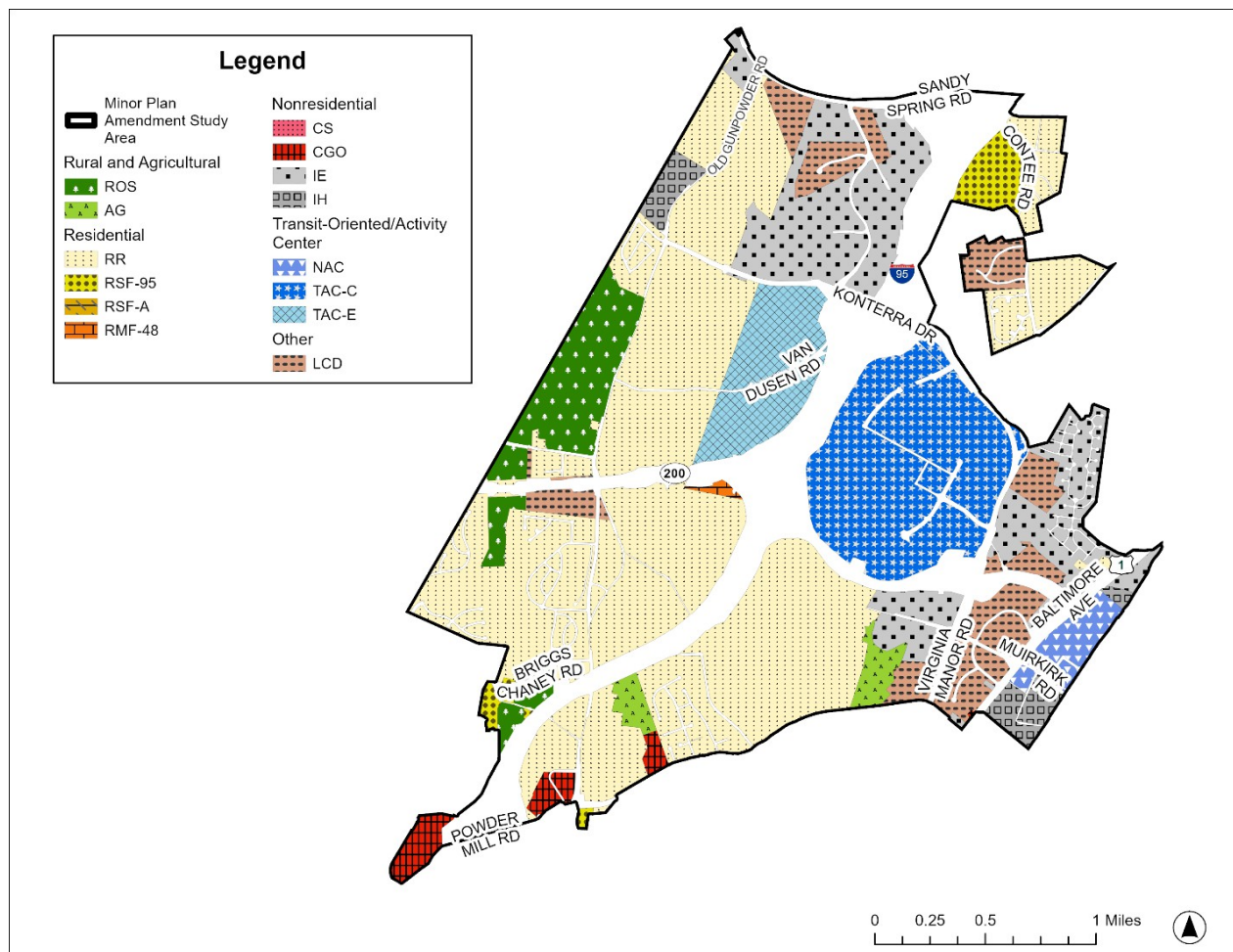
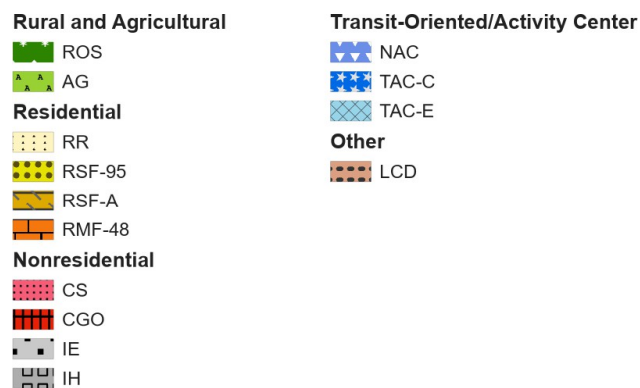
This SMA includes ten (10) zoning changes that align with the Future Land Use Map (FLUM) and support the overall vision of the Master Plan.

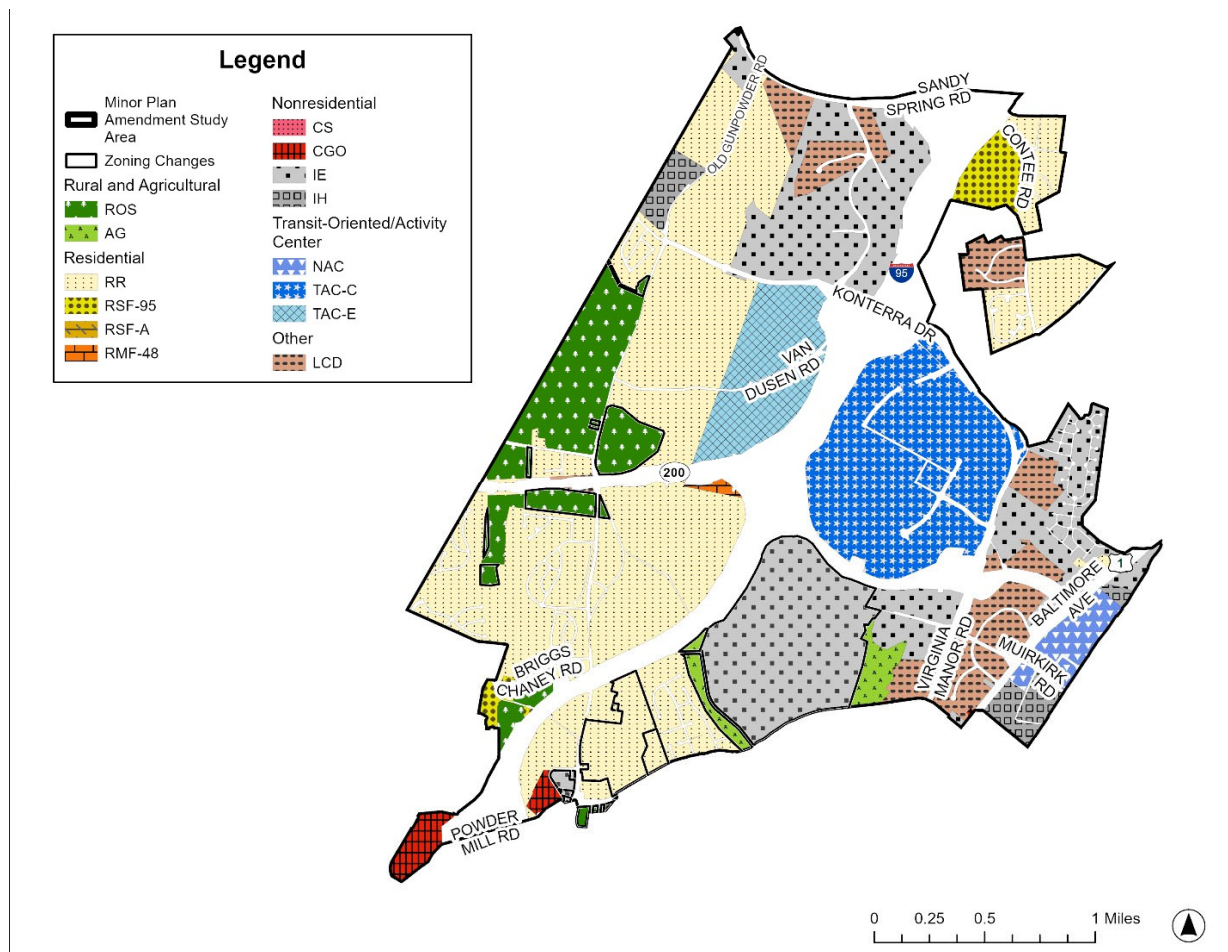
This section identifies and describes the proposed zoning changes. Map 3 displays the location of the proposed zoning changes.

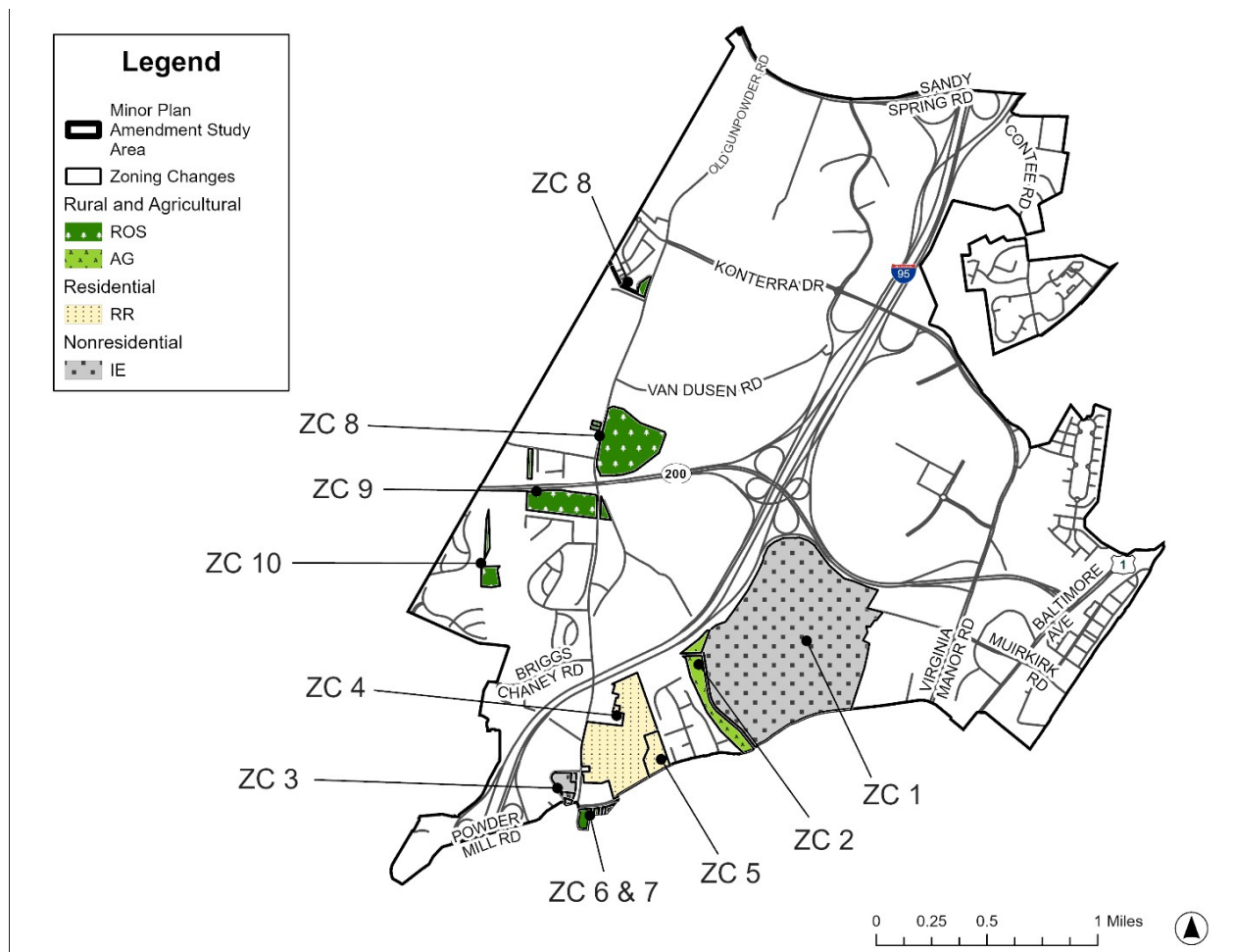
All maps displayed in this document have been created by M-NCPPC.

Map 1. Locator Map of Subregion 1 Study Area



Map 2. Existing Zoning**Figure 1. Zoning Class Legend**

Map 3. Proposed Zoning Changes (with context)

Map 4. Proposed Zoning Changes (without context)**Table 2. Summary of Zoning Changes and Area**

Change Identifier	Change of Zoning Class	Area of Change (acres)
ZC 1	RR to IE	306.73
ZC 2	RR to AG	20.99
ZC 3	CGO to IE	8.01
ZC 4	AG to RR	20.92
ZC 5	CGO to RR	10.06
ZC 6	RSF-95 to ROS	6.36
ZC 7	RR to ROS	2.45
ZC 8	RR to ROS	45.03
ZC 9	LCD to ROS	23.66

ZC 10	RR to ROS	6.55
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Table 3. Change in Acreage by Zoning Class, Subregion 1 Minor Plan Amendment Study Area

Zone	Current Acreage	Proposed Acreage	Net Change (acres)
AG	51.06	51.13	0.07
CGO	59.97	41.9	-18.07
IE	494.88	809.62	314.74
IH	76.7	76.7	0.00
LCD	287.49	263.83	-23.66
NAC	59.78	59.78	0.00
RMF-48	5.67	5.67	0.00
ROS	213.95	298	84.05
RR	1686.95	1336.18	-350.77
RSF-95	73.71	67.35	-6.36
RSF-A	0.07	0.07	0.00
TAC-C	428.26	428.26	0.00
TAC-E	177	177	0.00
Other	970.91	970.91	0.00
Total	4586.4	4586.4	0.00

Table 4. Change in Acreage by Zoning Class, Subregion 1

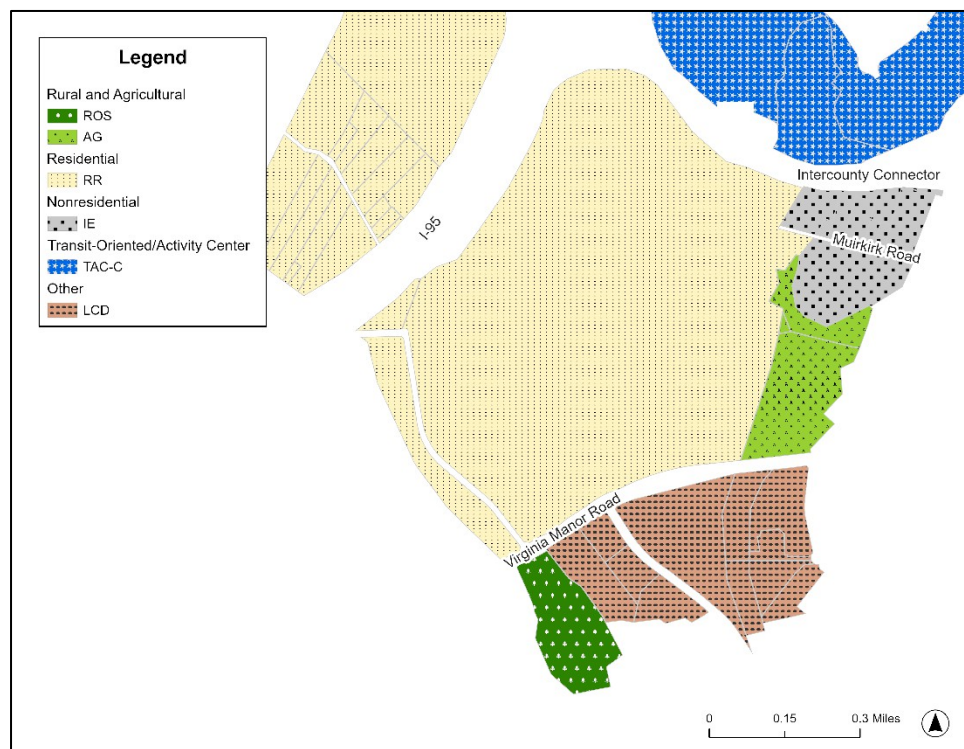
Zone	Current Acreage	Proposed Acreage	Net Change (acres)
AG	531.76	531.83	0.07
AR	162.96	162.96	0.00
CGO	343.62	325.55	-18.07
CS	82.1	82.1	0.00
IE	837.3	1152.04	314.74
IH	541.26	541.26	0.00
LCD	703.64	679.98	-23.66
LTO-E	0.01	0.01	0.00
NAC	59.78	59.78	0.00
RMF-12	126.46	126.46	0.00
RMF-20	458.81	458.81	0.00
RMF-48	6.43	6.43	0.00
ROS	11811.03	11895.08	84.05
RR	4703.76	4352.99	-350.77
RSF-65	488.29	488.29	0.00
RSF-95	812.06	805.7	-6.36
RSF-A	240.38	240.38	0.00
TAC-C	428.63	428.63	0.00
TAC-E	177	177	0.00

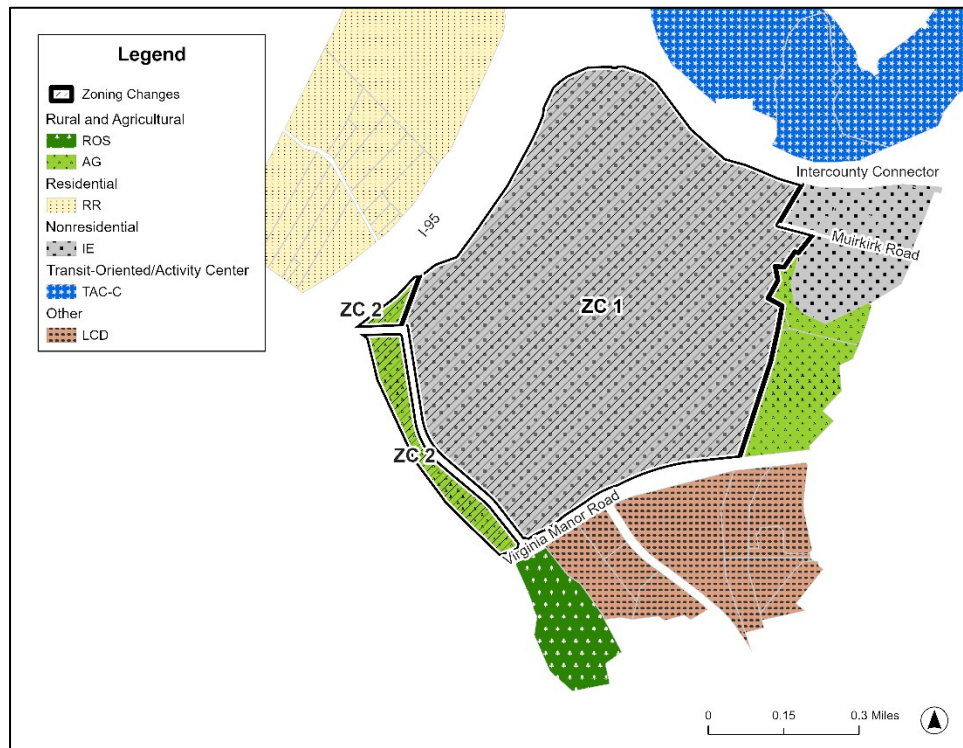
Other	5834.58	5834.58	0.00
Total	28349.86	28349.86	0.00

Subregion 1 Minor Plan Amendment

Zoning Change 1 (ZC 1): RR to IE

Map 5. Existing Zoning



Map 6. Zoning Change 1 Proposed Zoning

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 1	RR	IE	306.73 acres	216NE06, 216NE05, 217NE05, 217NE06
Future Land Use		Industrial/Employment		
Does the rezoning create nonconformance?		No		

Justification: Changing the zone class from RR to IE will expand opportunities for light industrial and distribution activity and create employment and housing opportunities that benefit local residents. This change implements the Strategy to “Rezone the Konterra South property to enable the delivery of large-scale logistics and distribution uses” under Policy 1: Maintain and enhance the flex and industrial base of the master plan area to provide a stable job base, while improving compatibility with surrounding land uses on page [insert page number] in the Economic Development section of the Economic Development, Urban Design and Historic Preservation chapter.

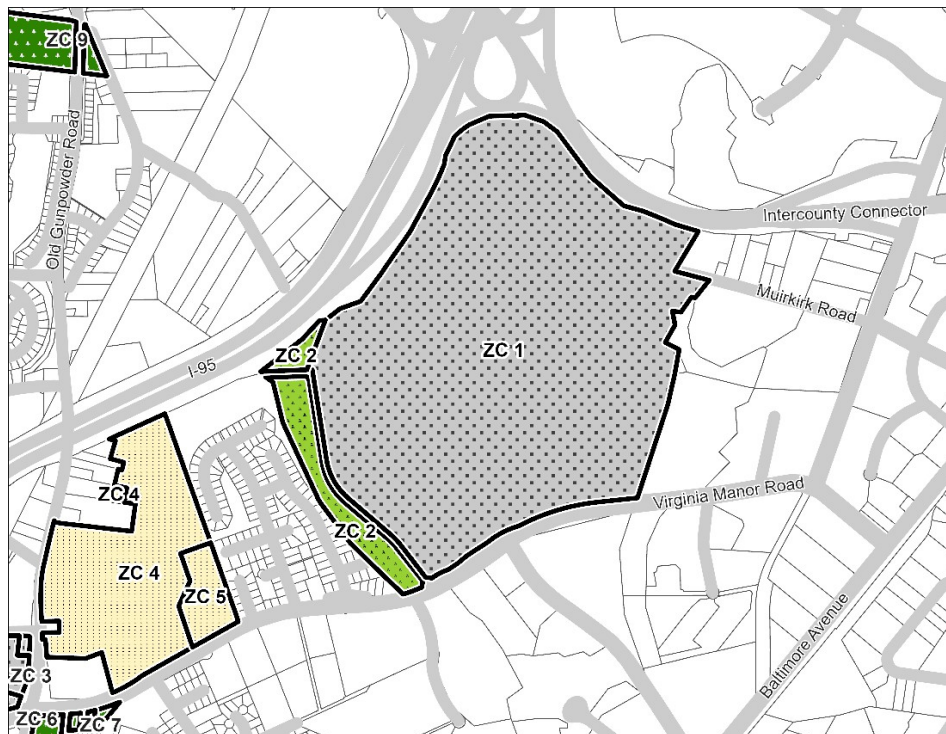
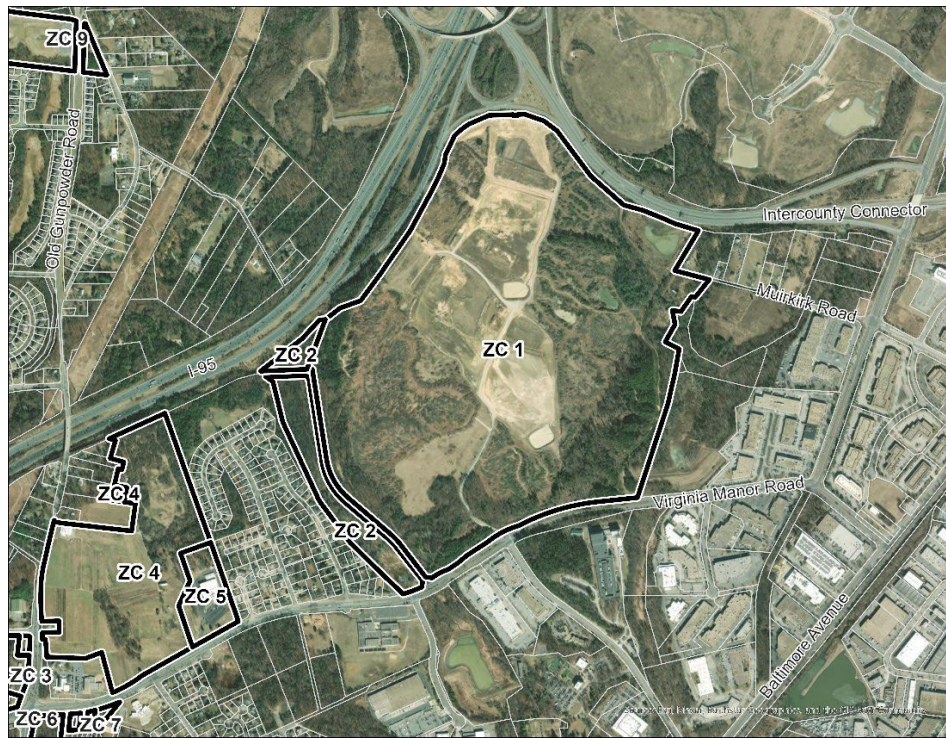
The rezoning also accommodates limited residential development and implements the Strategy to “Mix industrial and employment uses, neighborhood-serving commercial, and residential development, with appropriate buffering, screening, and transitions in height, massing, and intensity both within Konterra South and to adjacent areas” under Policy 1: Establish land use, connectivity, and open space strategies in Konterra South that support coordinated growth, appropriate transitions, and long-term integration with the Town Center and surrounding areas on page [insert page number] in the Konterra South section of the Urban Design section of the Economic Development, Urban Design and Historic Preservation chapter.

Industrial and employment uses should be planned for the NW quadrant of the adjacent to MD 200 (the Intercounty Connector) and I-95, transitioning to mixed-use and then medium-density residential development farther south to implement the Strategy to “Provide buffers and screening, such as landscaping, berms, fences, or walls between residential and logistics/distribution uses at Konterra South. This may involve locating the residential uses on the western area of the site, near existing residential areas...” under Policy 1: Maintain and enhance the flex and industrial base of the master plan area to provide a stable job base, while improving compatibility with surrounding land uses on page [insert page number] in the Economic Development section of the Economic Development,

Urban Design and Historic Preservation chapter. The current zone, RR, primarily supports only single-family homes and, therefore, does not support the above-cited master plan recommendations.

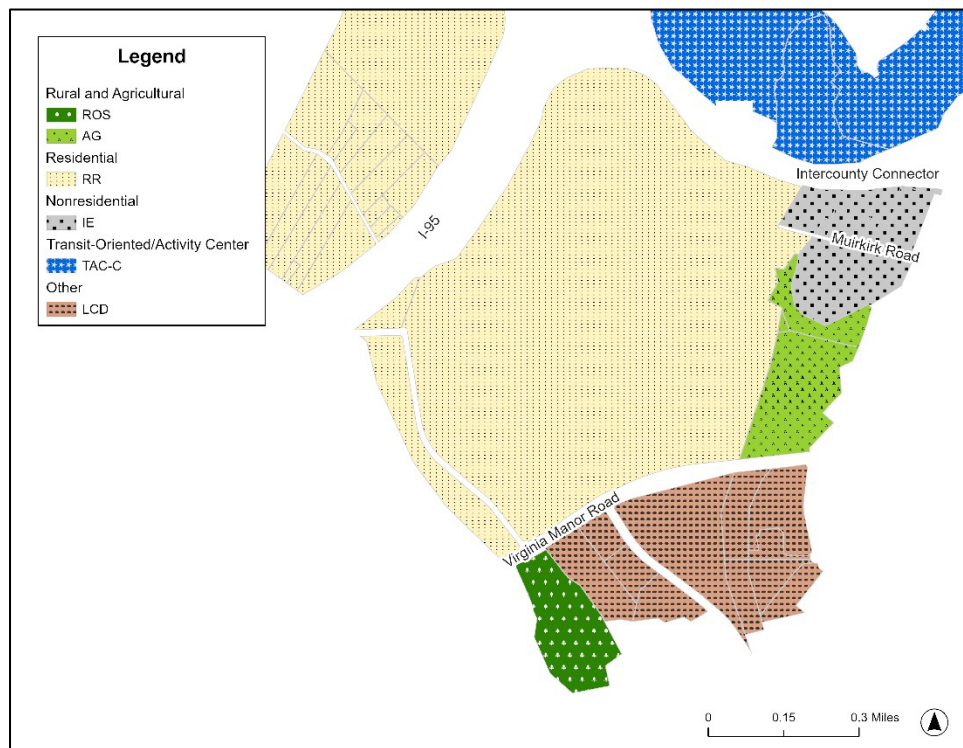
Tax Account

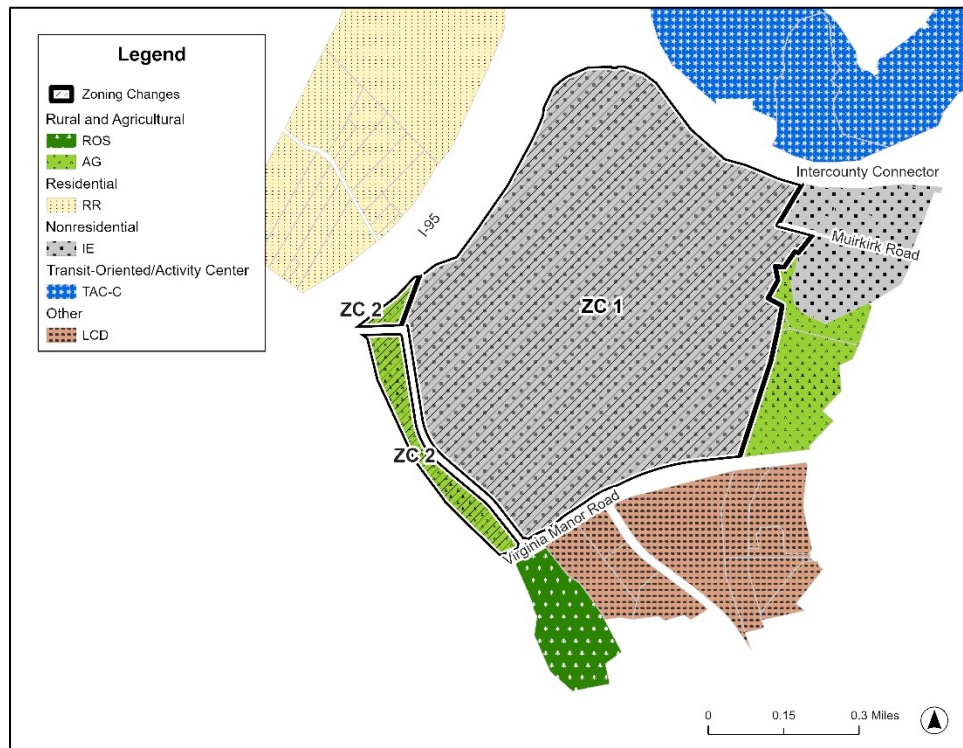
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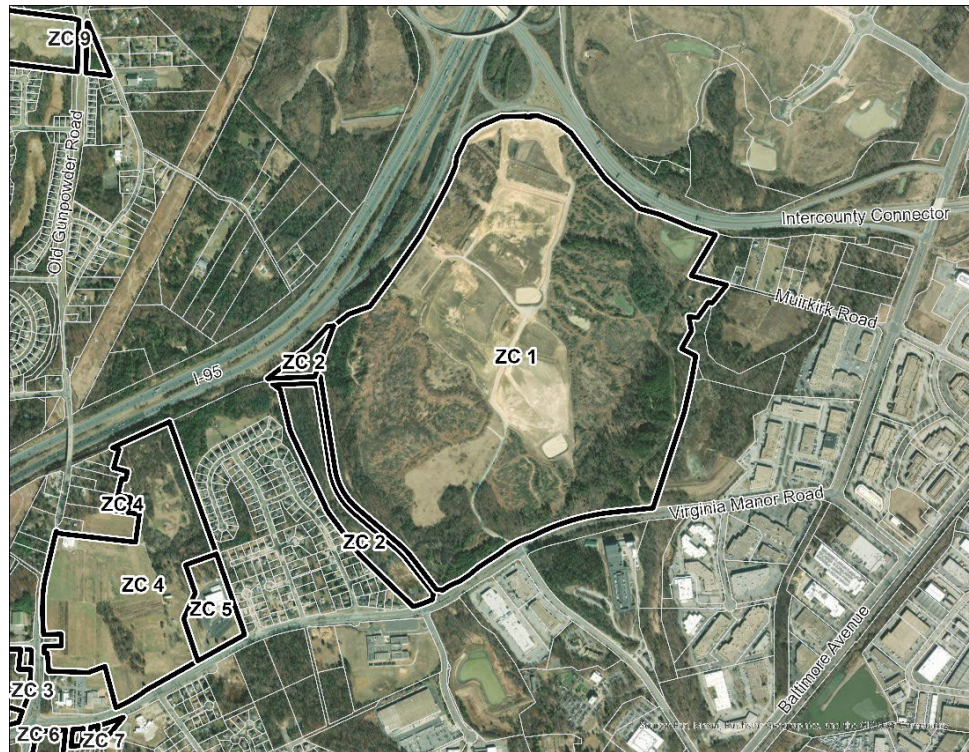
Zoning Change 2 (ZC 2): RR to AG

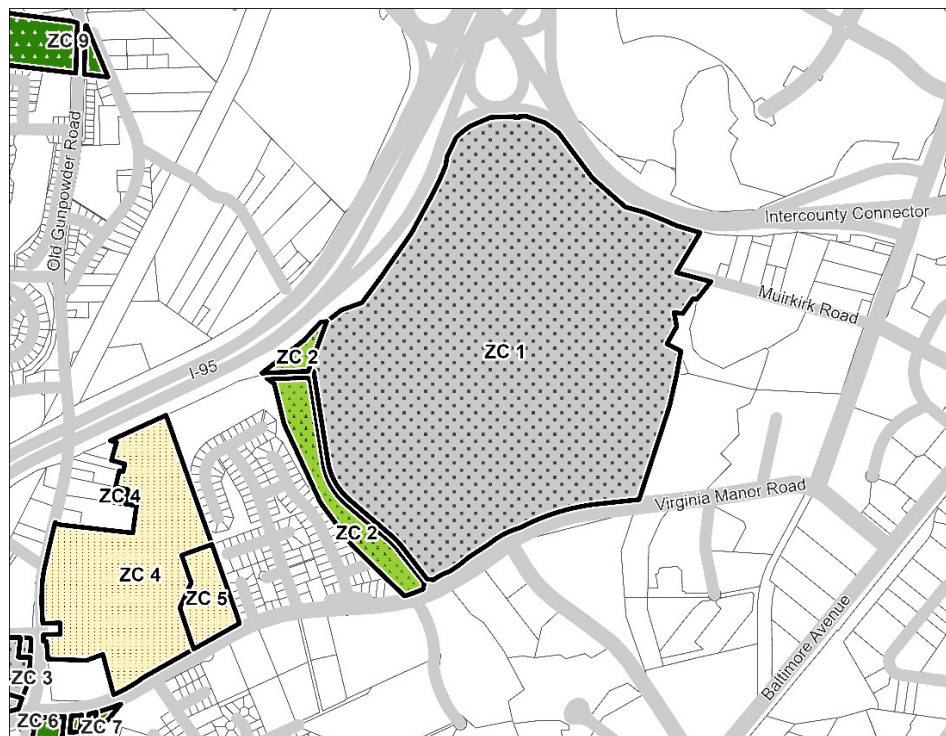
Map 7. Existing Zoning





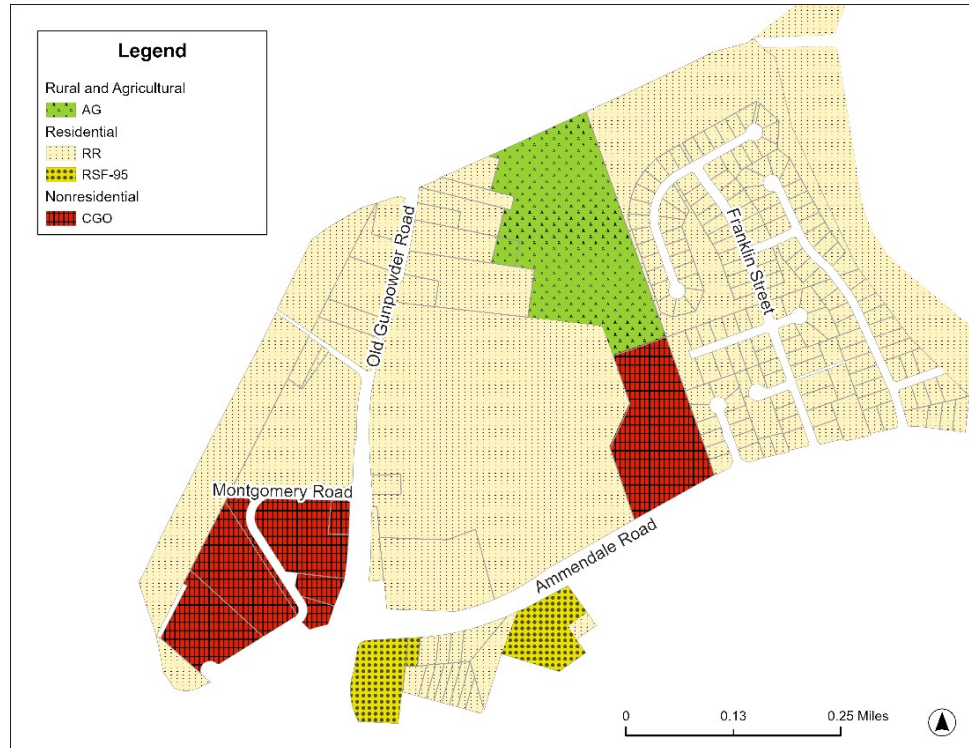
Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 2	RR	AG	20.99 acres	216NE05
Future Land Use		Rural and Agricultural		
Does the rezoning create nonconformance?		No		
Justification: These properties are undeveloped and include floodplain and a branch of Indian Creek, which would make it difficult to support any future development. This change implements the strategies to “preserve significant natural resources including county and state heritage areas and unique habitats” and “provide wider stream buffers along the west side of the Konterra South property to protect the Indian Creek subwatershed” under Policy 5: Preserve and enhance stream valleys and other natural heritage sites with appropriate parkland acquisition on page [insert page number] in the Parks and Recreation Section of the Infrastructure Elements chapter. Although the current zone, RR, supports the siting of single-family homes to encourage the preservation of trees and open spaces, the AG zone specifically highlights the conservation of natural resources and providing for areas which preserve the County’s ecological balance. Additionally, AG zoning allows modest development, including single-family homes that could complement the existing single-family neighborhoods to the west, but at a lower density that better protects the site’s sensitive environmental features.				
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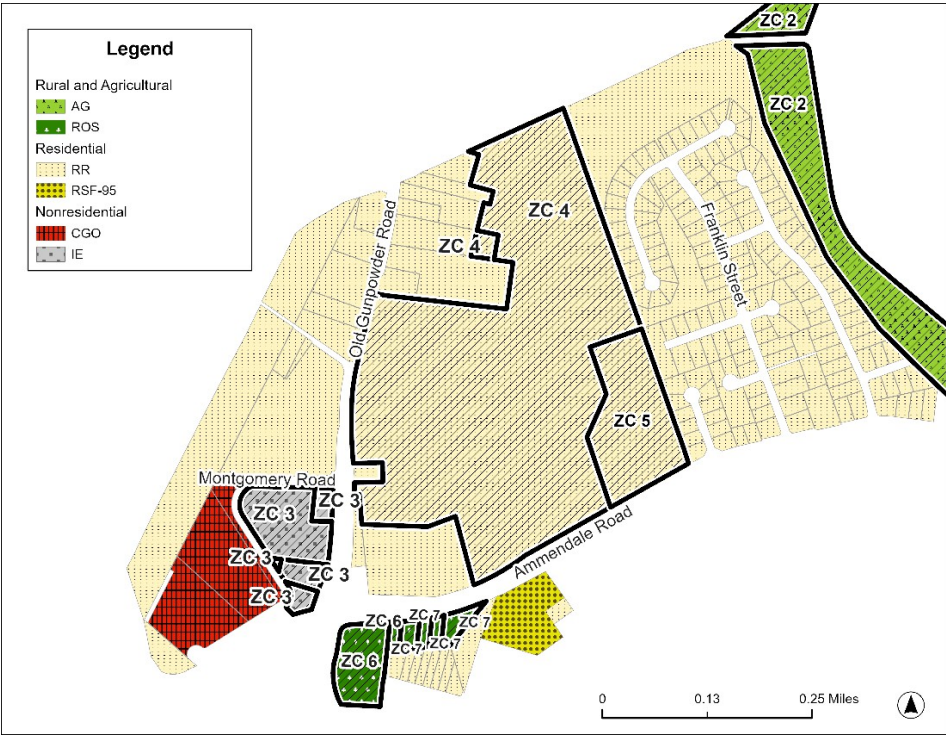


Zoning Change 3 (ZC 3): CGO to IE

Map 9. Existing Zoning

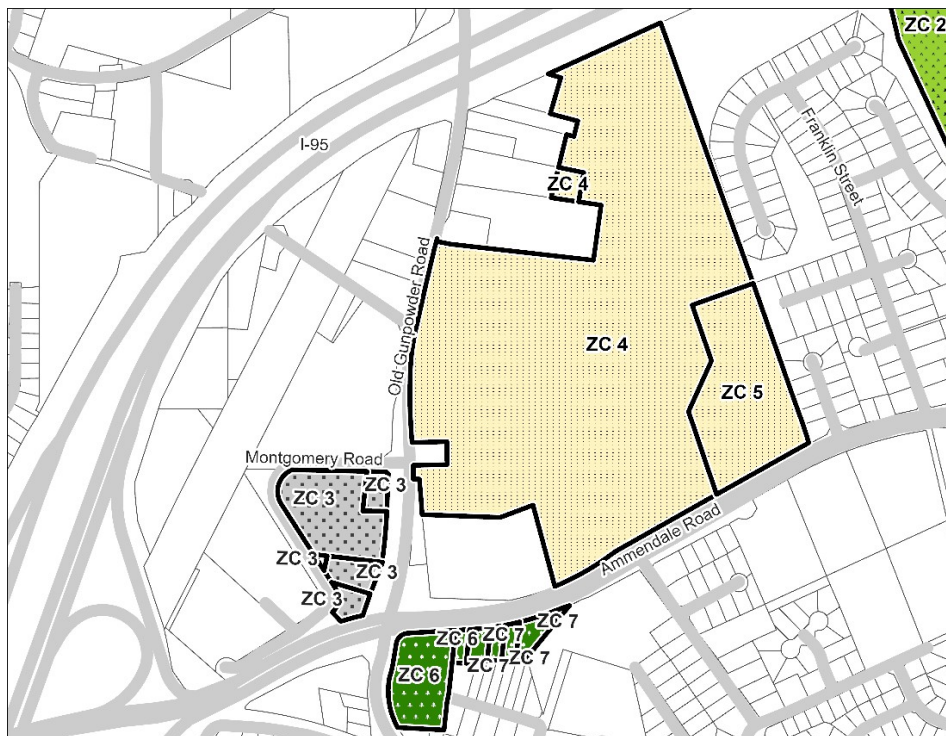
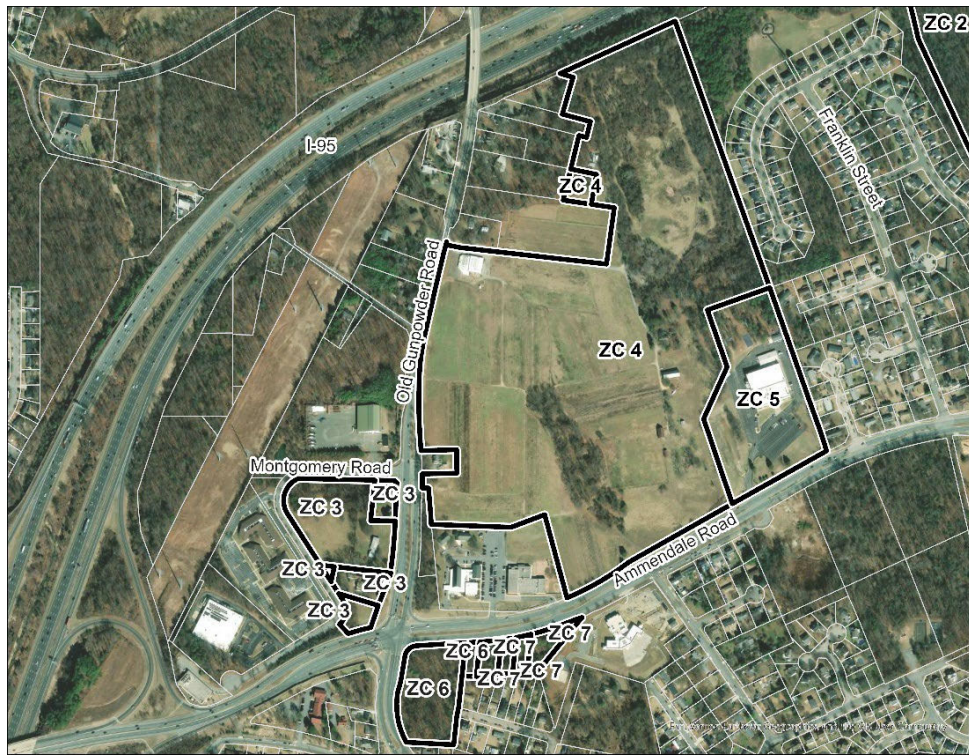


Map 10. Zoning Change 3 Proposed Zoning



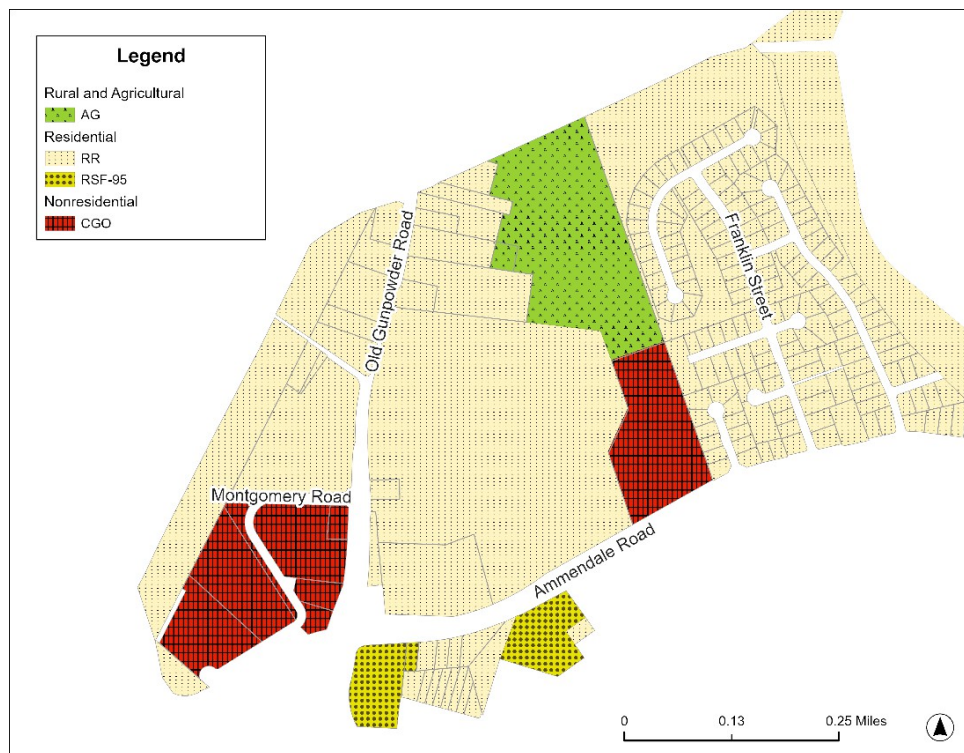
Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 3	CGO	IE	8.01 acres	215NE04 215NE05 216NE04 216NE05
Future Land Use		Industrial/Employment		
Does the rezoning create nonconformance?		No		
Justification: Changing the zone class from CGO to IE will expand opportunities for research and development, and light industrial and distribution activity to create employment opportunities along the I-95 corridor. This change implements the Strategy to “Rezone property at the northwest corner of MD 212 (Ammendale Road) and Old Gunpowder Road (the Tidler-Wardlaw properties) to accommodate employment uses such as a logistics facility to take advantage of access to regional transportation facilities” under Policy: Promote Economic Development on page [insert page number] in the Beltsville section of the Living Areas chapter. Under the both the proposed IE zone and the existing CGO zone, the two existing single-family detached residential dwellings on the property are not permitted uses. The current zone, CGO, which allows a diverse mix of uses, does not permit most light industrial or distribution uses.				
Tax Account				

0064071, 0064089, 0069161, 0004713, 3864154

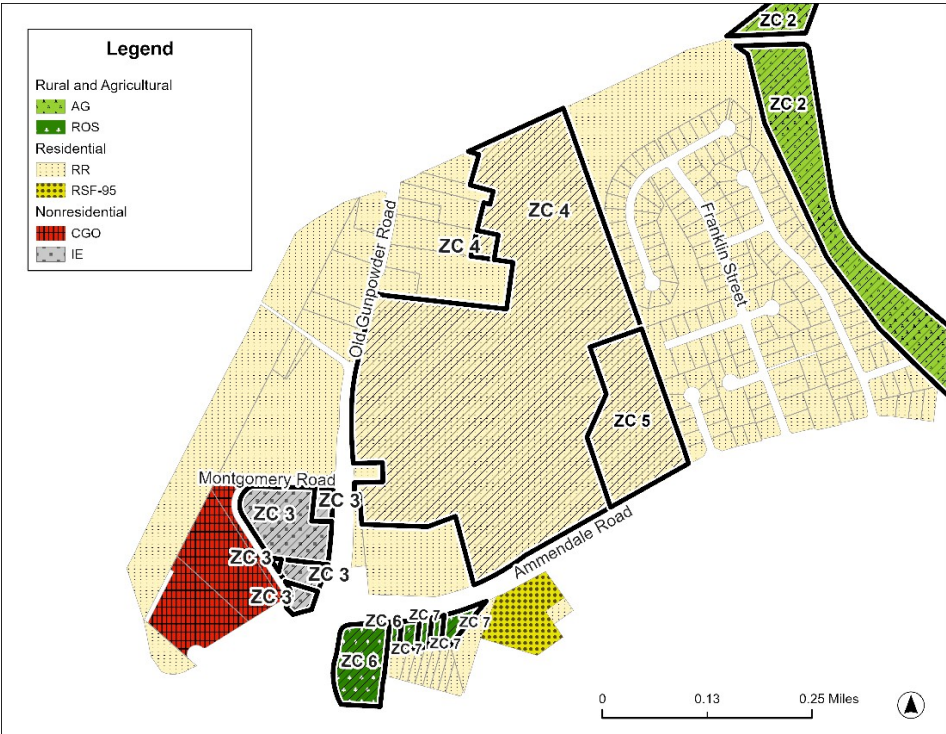


Zoning Change 4 (ZC 4): AG to RR

Map 11. Existing Zoning

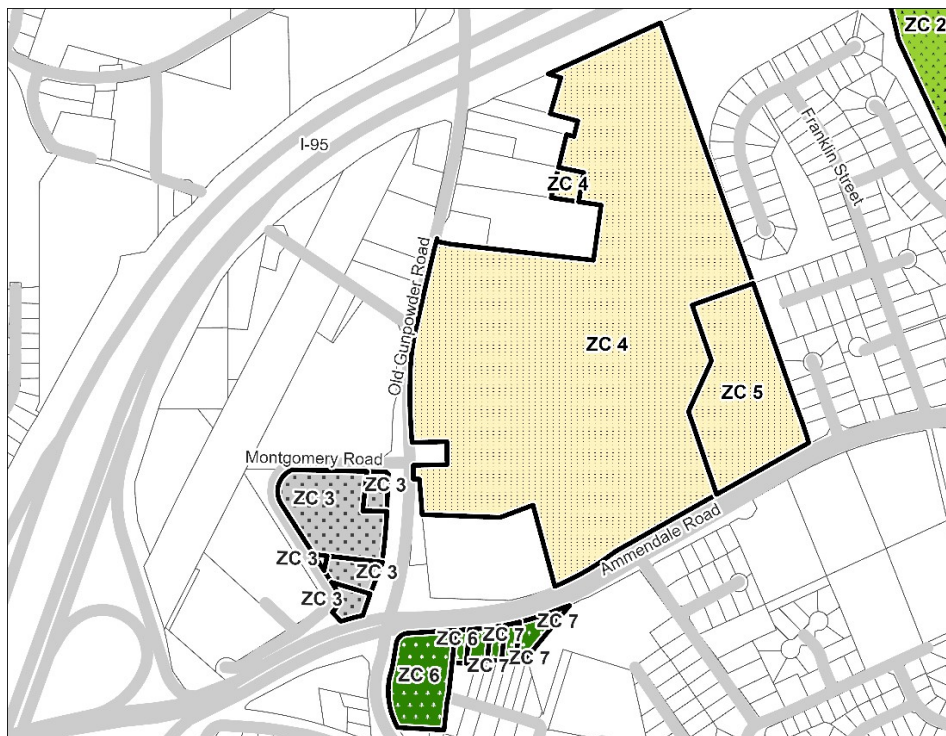
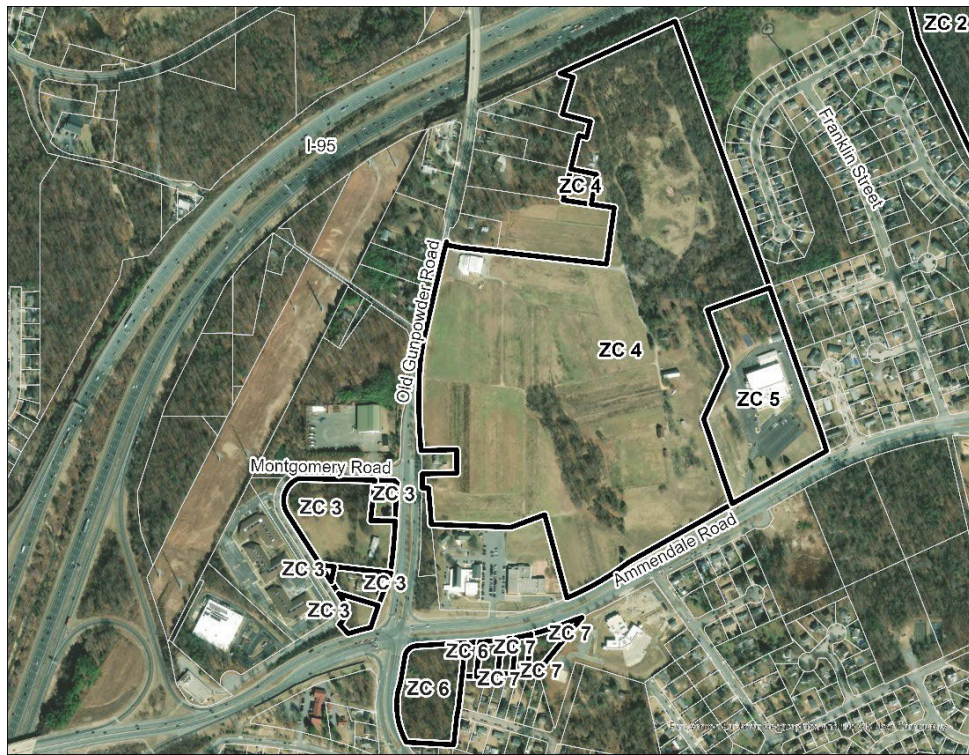


Map 12. Zoning Change 4 Proposed Zoning



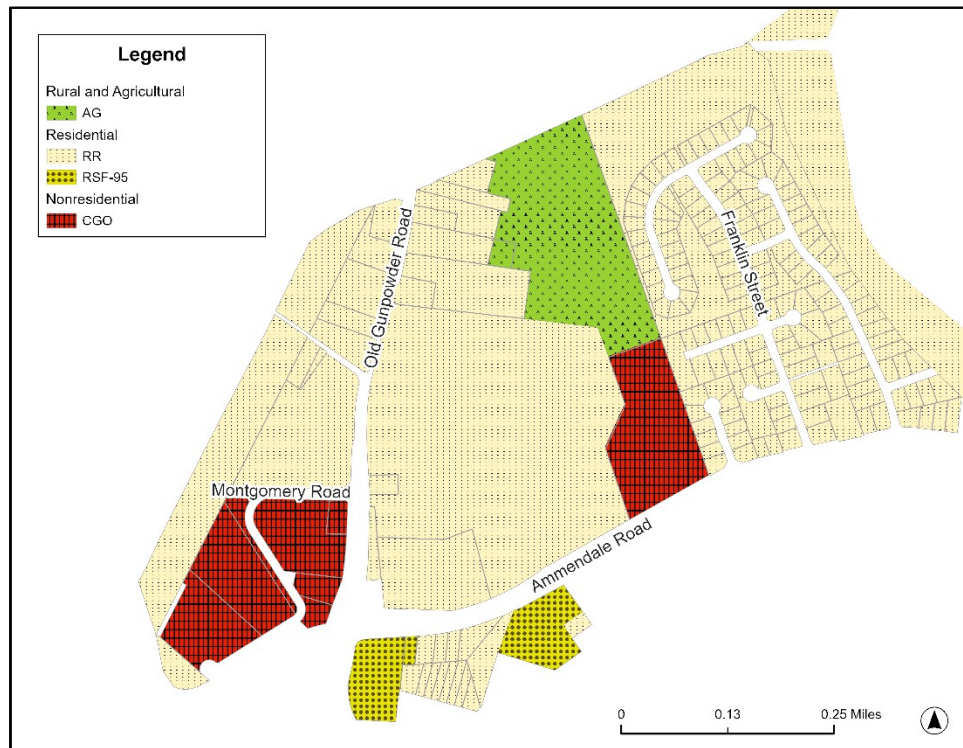
Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 4	AG	RR	20.92 acres	216NE05, 215NE05
Future Land Use		Residential Low		
Does the rezoning create nonconformance?		No		
Justification: Changing the zone class from AG to RR will eliminate a split-zoned parcel, while providing development opportunities beyond agricultural uses. This change implements the Strategy to “Rezone property at 12011 Old Gunpowder Road (formerly the Spicknall Farm), on the north side of MD 212 (Ammendale Road) approximately less than a quarter mile east of the intersection with Old Gunpowder Road, to reconcile split zoning” under Policy: Preserve and Maintain Living Environment on page [insert page number] in the Beltsville section of the Living Areas chapter. The rezoning will also implement the Strategy to “Preserve and expand the residential character and housing options” under Policy 2: Preserve and expand the residential character and housing options on page [insert page number] in the Economic Development section of the Economic Development, Urban Design and Historic Preservation chapter by expanding RR zones. The current zone, AG primarily supports agricultural and low intensity uses. This rezoning will bring all parcels under the same ownership into the same zoning.				

Tax Account
0066084, 0066092, 3377009

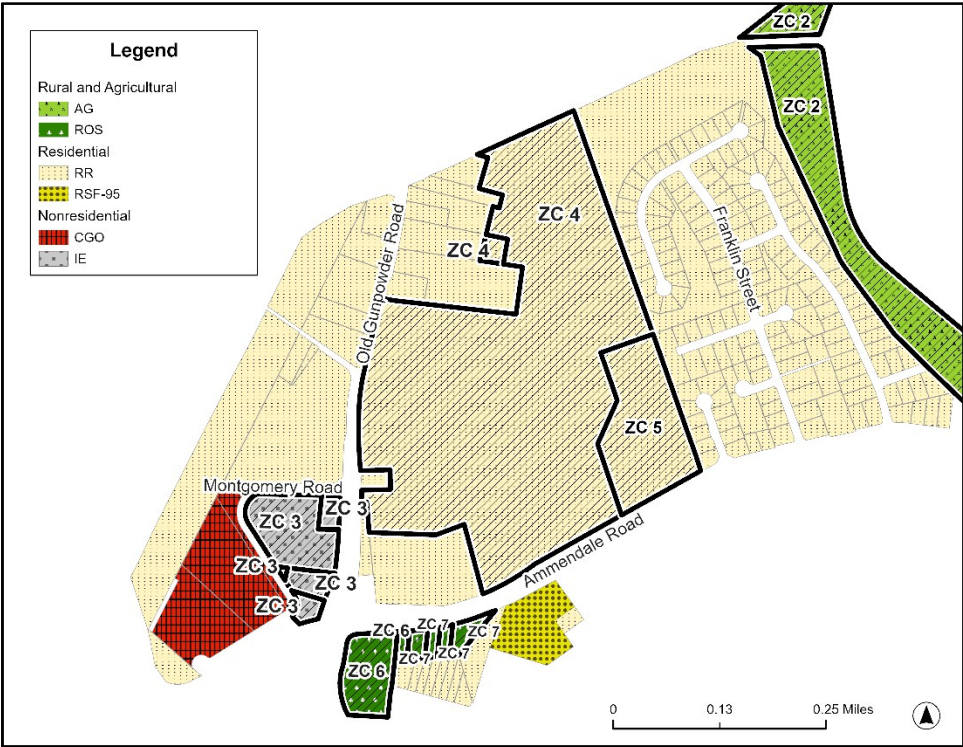


Zoning Change 5 (ZC 5): CGO to RR

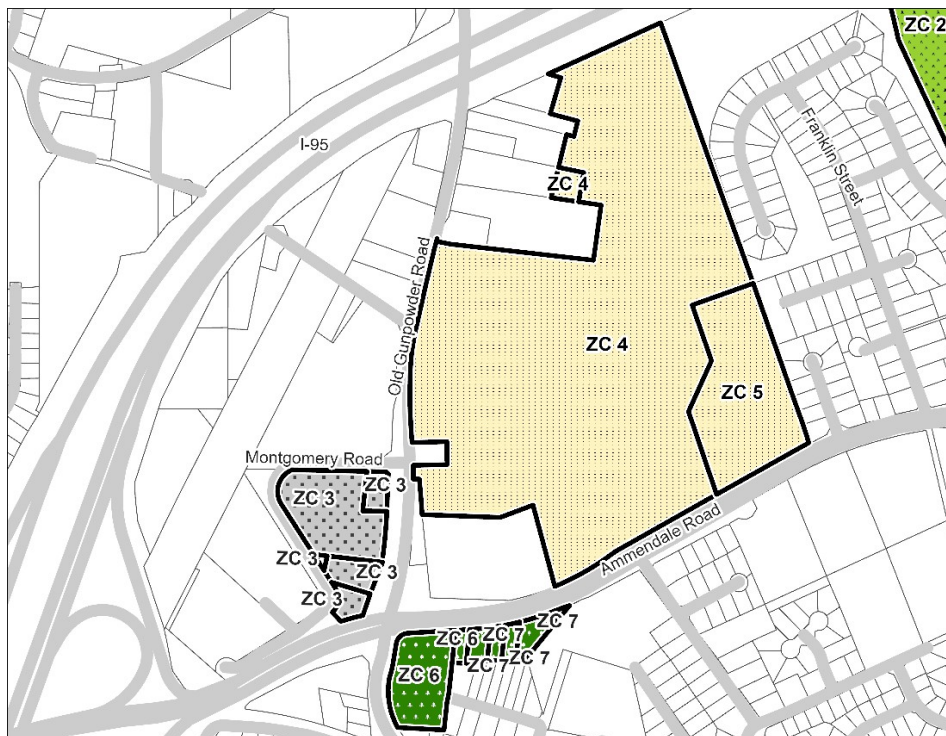
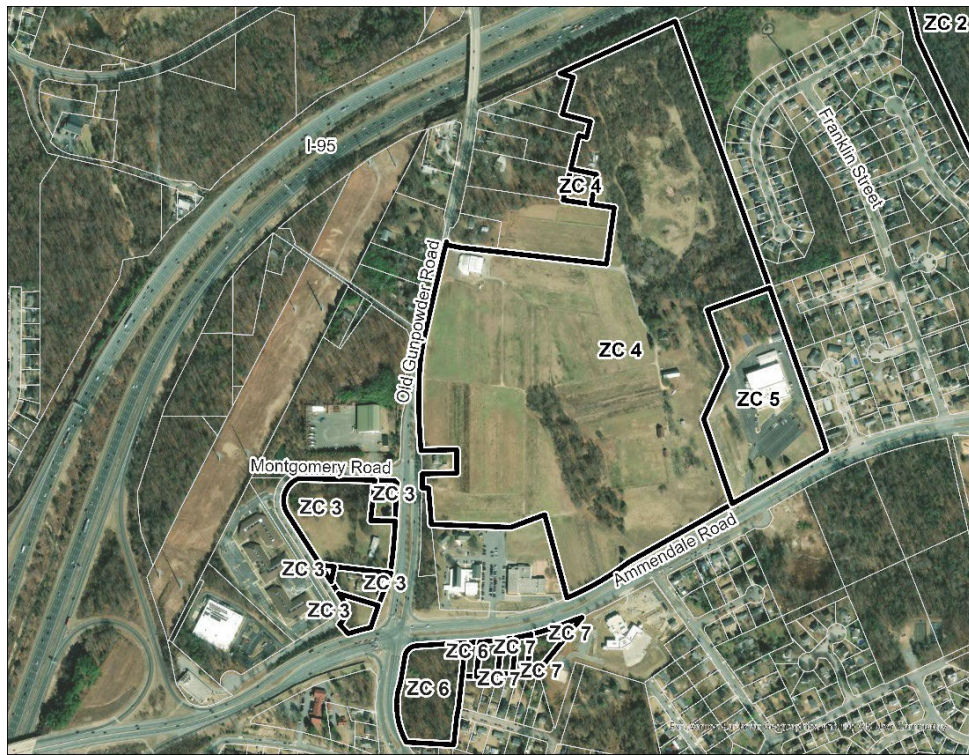
Map 13. Existing Zoning



Map 14. Zoning Change 5 Proposed Zoning

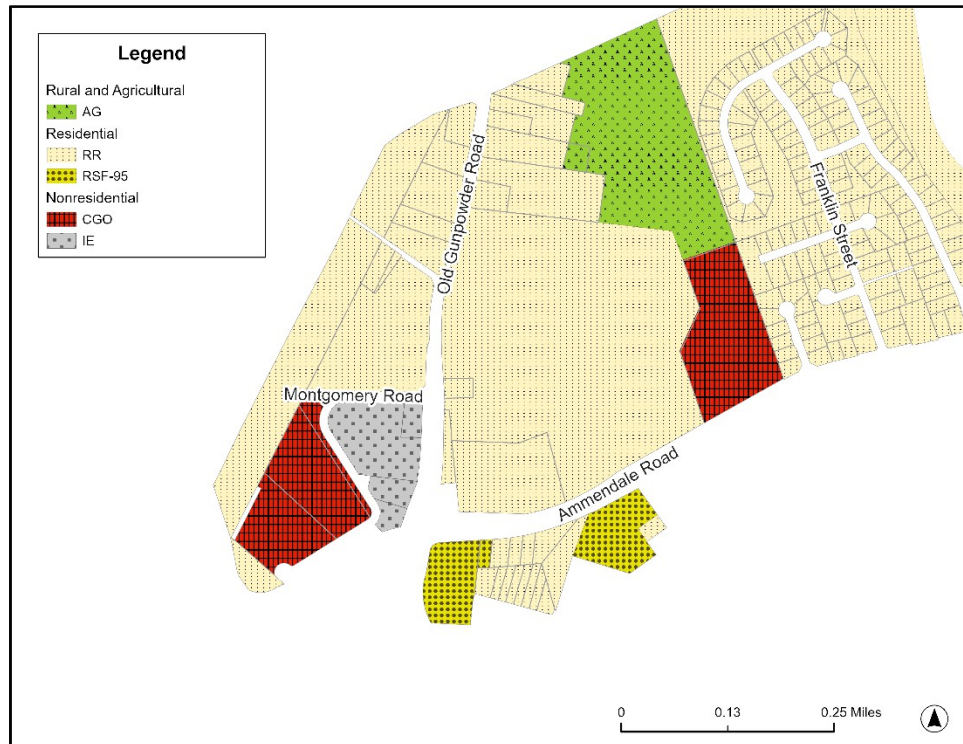


Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 5	CGO	RR	10.06 acres	216NE05
Future Land Use		Residential Low		
Does the rezoning create nonconformance?		No		
Justification: Changing the zone class from CGO to RR will bring the property, the current location of a place of worship, in alignment with surrounding uses while providing future opportunities for additional single-family housing. This change implements the Strategy to “Consider rezoning the property at 4320 Ammendale Road to the Residential, Rural (RR) zone so any future redevelopment of the site matches the character of surrounding uses. The existing place of worship use, previously an office building, has been in operation since 1997” under Policy: Preserve and Maintain Living Environment on page [insert page number] in the Beltsville section of the Living Areas chapter. The rezoning also implements the Strategy to “Preserve and expand the residential character and housing options” under Policy 2: Preserve and expand the residential character and housing options on page [insert page number] in the Economic Development section of the Economic Development, Urban Design and Historic Preservation chapter by expanding RR zones.				
Tax Account				
0062885				

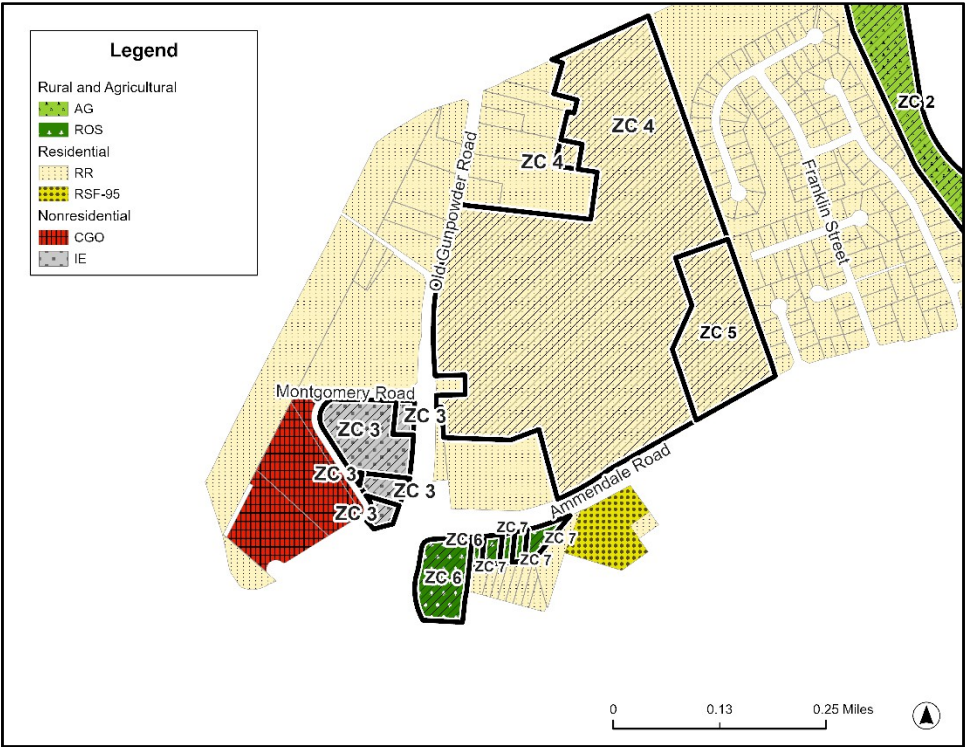


Zoning Change 6 (ZC 6): RSF-95 to ROS

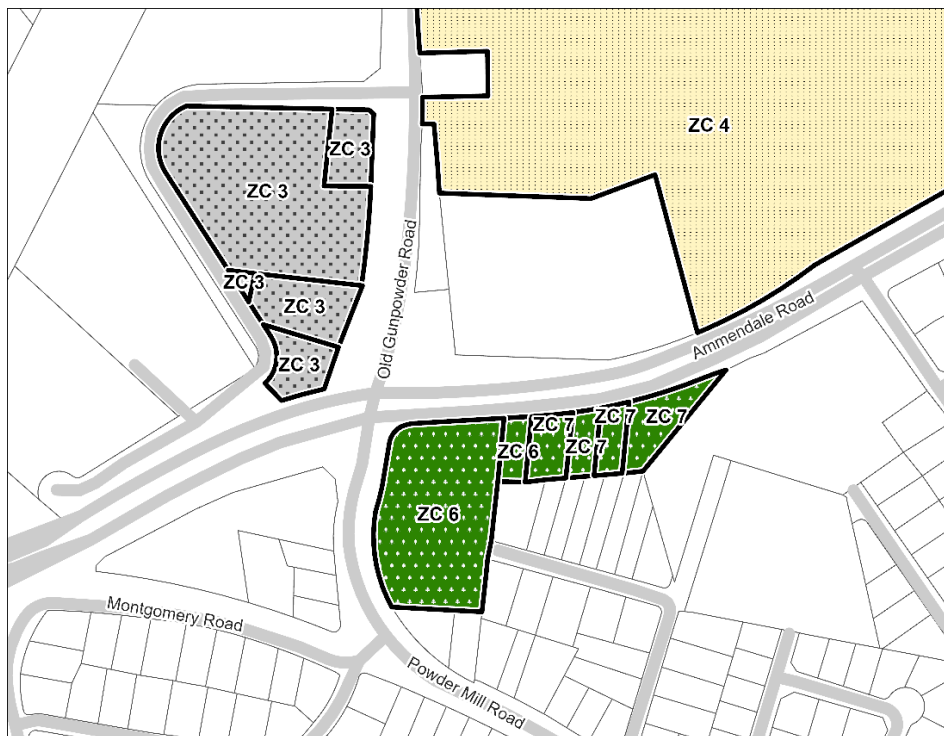
Map 15. Existing Zoning



Map 16. Zoning Change 6 Proposed Zoning

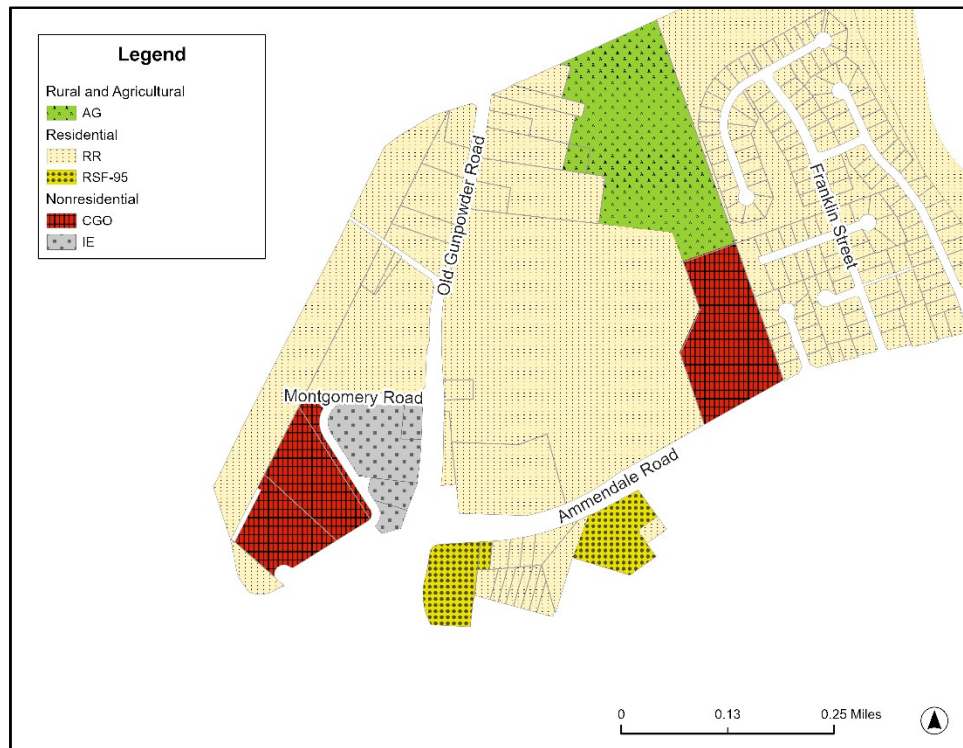


Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 6	RSF-95	ROS	6.36 acres	215NE05
Future Land Use		Parks and Open Space		
Does the rezoning create nonconformance?		No		
Justification: Changing the zone class from RSF-95 to ROS will align the zoning class with the future land use of Parks and Open Space.				
The 2026 Minor Plan Amendment calls for the creation and expansion of public open spaces, which can be achieved by expanding the existing ROS Zone. This implements the Strategy to “Preserve significant natural resources including county and state heritage areas and unique habitats” under Policy 5: Preserve and enhance stream valleys and other natural heritage sites with appropriate parkland acquisition on page [insert page number] in the Parks and Recreation section of the Infrastructure Elements chapter.				
These parcels, owned by Prince George’s County and identified as surplus land, are intended to be preserved in an undeveloped state as indicated by rezoning to ROS.				
Tax Account				
0040766, 0022863				

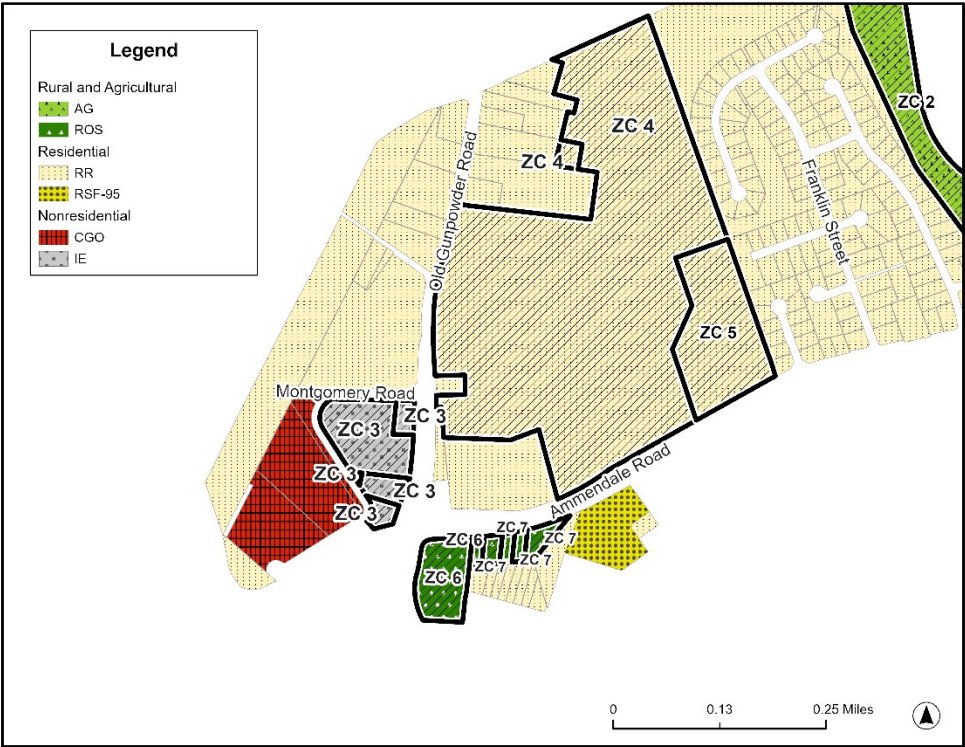


Zoning Change 7 (ZC 7): RR to ROS

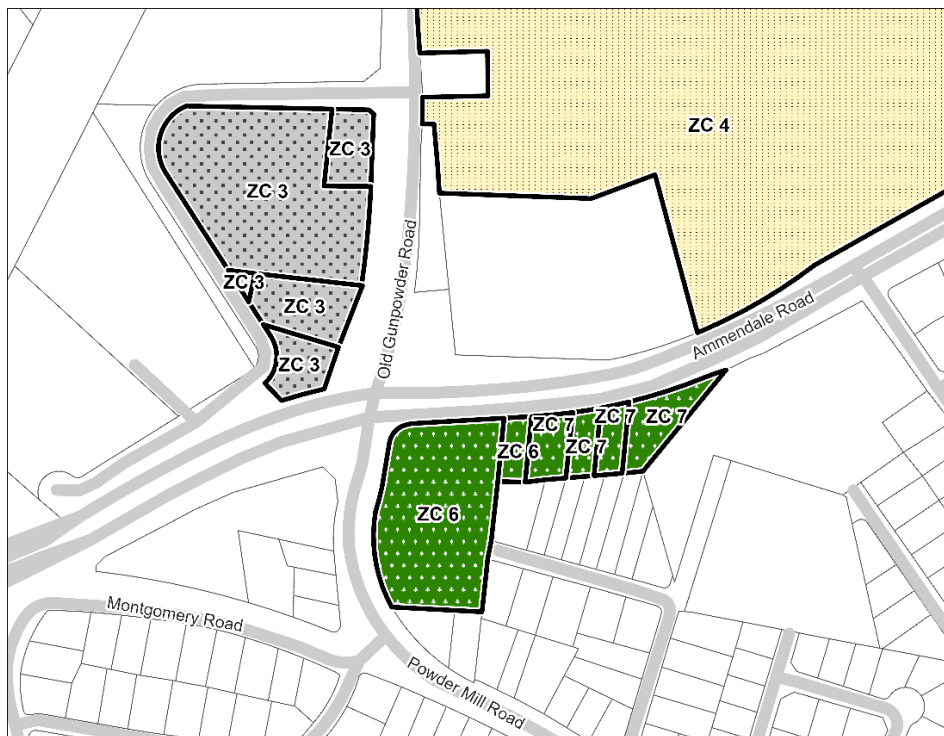
Map 17. Existing Zoning



Map 18. Zoning Change 7 Proposed Zoning

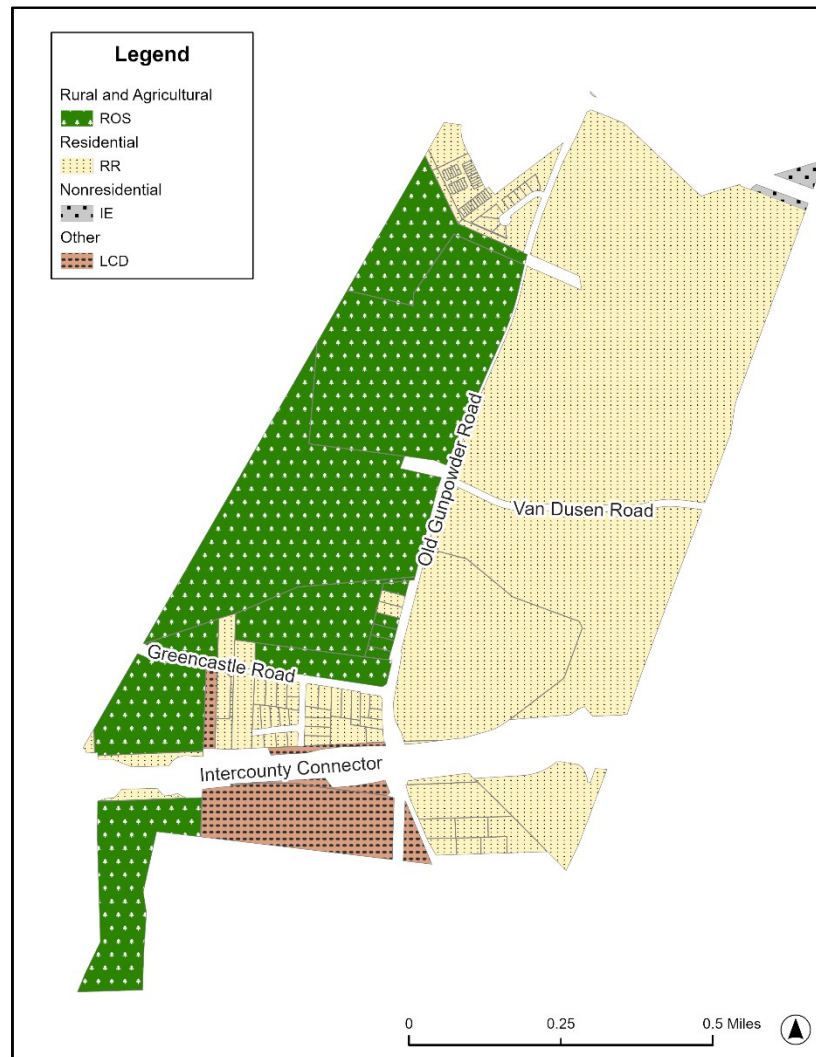


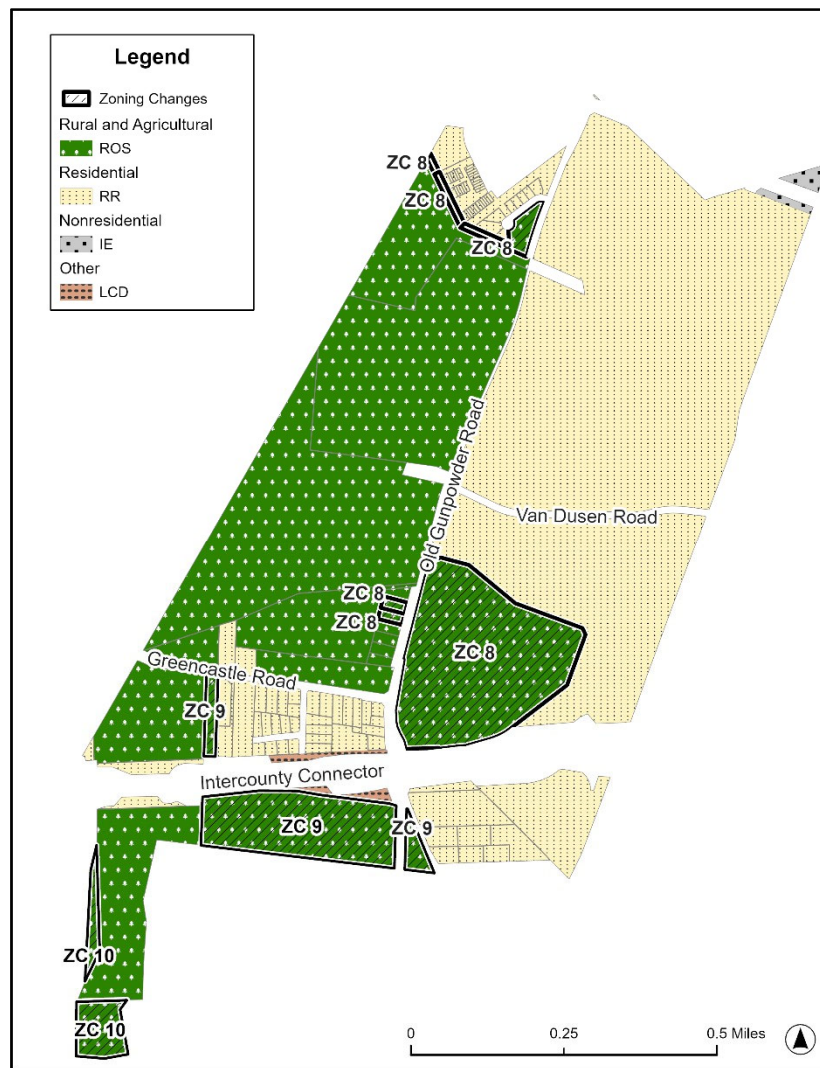
Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 7	RR	ROS	2.45 acres	215NE05
Future Land Use		Parks and Open Space		
Does the rezoning create nonconformance?		No		
Justification: Changing the zone class from RR to ROS will align the zoning class with the future land use of Parks and Open Space.				
The 2026 Minor Plan Amendment calls for the creation and expansion of public open spaces, which can be achieved by expanding the existing ROS Zone. This implements the Strategy to “Preserve significant natural resources including county and state heritage areas and unique habitats” under Policy 5: Preserve and enhance stream valleys and other natural heritage sites with appropriate parkland acquisition on page [insert page number] in the Parks and Recreation section of the Infrastructure Elements chapter.				
These parcels, owned by Prince George’s County and identified as surplus land, are intended to be preserved in an undeveloped state as indicated by rezoning to ROS.				
Tax Account				
0017384, 0015610, 0016683, 0000463				



Zoning Change 8 (ZC 8): RR to ROS

Map 19. Existing Zoning



Map 20. Zoning Change 8 Proposed Zoning

Zoning Change No	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 8	RR	ROS	45.03 Acres	217NE05, 218NE05, 219NE05
Future Land Use		Parks and Open Space		
Does the rezoning create nonconformance?		No		

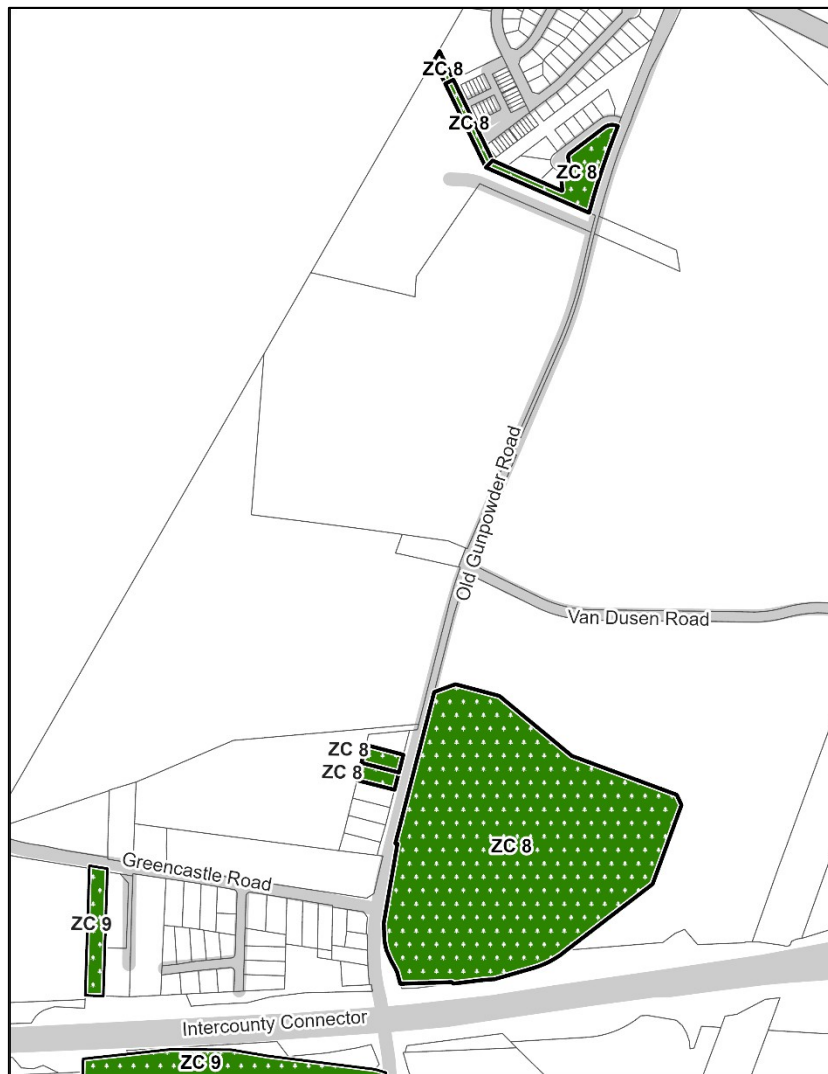
Justification: The expansion of the ROS Zone to encompass the M-NCPPC-owned parcels adjacent to Fairland Regional Park will align with the existing and future land use of Parks and Open Space. The 2026 Subregion 1 Minor Plan Amendment calls for the preservation, creation, and expansion of public open spaces, which can be achieved by expanding the existing ROS Zone. This implements the Strategy to “Acquire and protect greenway corridors, including areas outside the 100-year floodplain, to support stream valley trails, green infrastructure, and continuous trail alignments” under Policy 4: Link all community and regional parks to the stream valley trail network or via off-road trails in street/highway rights-of-way on page [insert page number] in the Parks and Recreation section of the Infrastructure Elements chapter.

While the current zone, RR, permits a park or recreation facility, ROS zoning more intentionally reserves and preserves the space for nonintensive, active, or passive recreation uses and matches the surrounding M-NCPPC owned parkland.

Tax Accounts

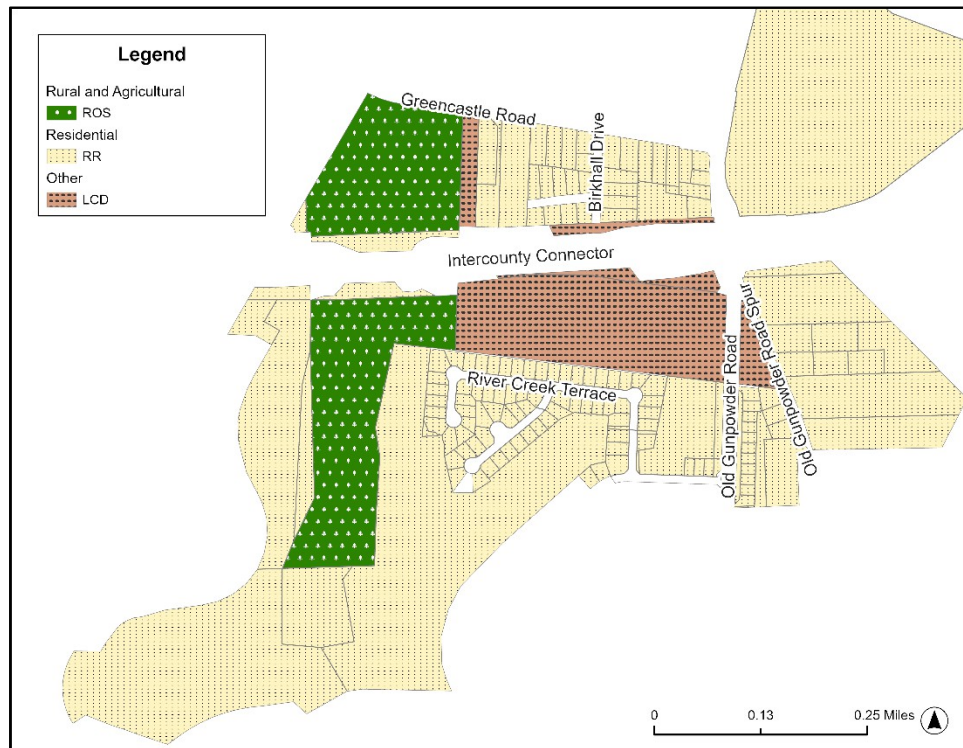
0994707, 0994715, 5521954, 5522047, 5522504, 5739054

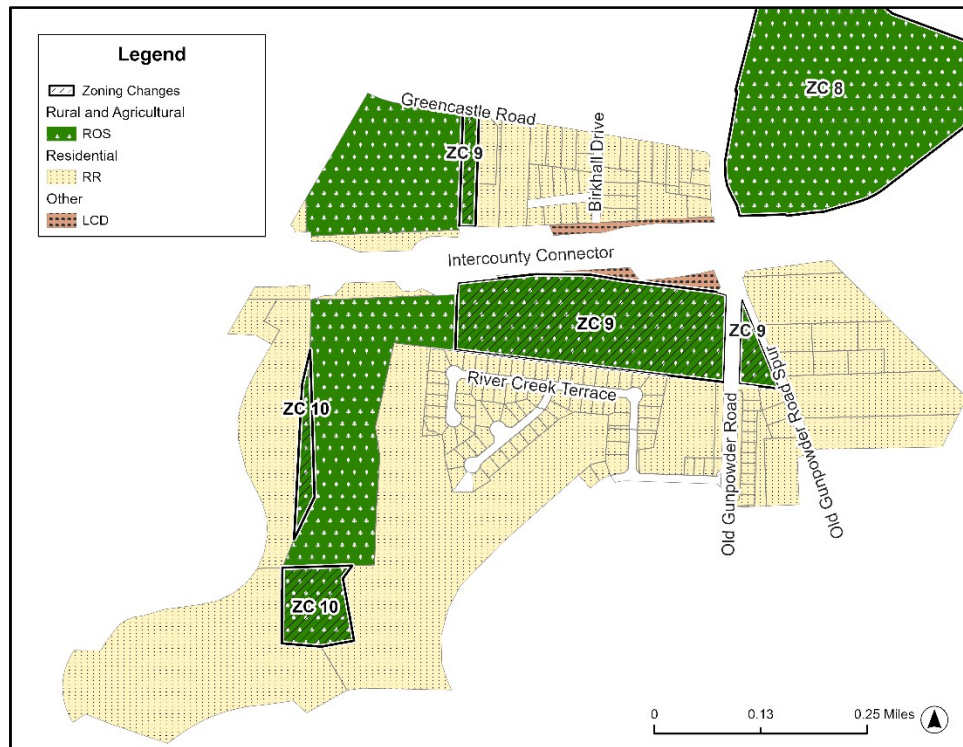




Zoning Change 9 (ZC 9): LCD to ROS

Map 21. Existing Zoning



Map 22. Zoning Change 9 Proposed Zoning

Zoning Change No	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 9	LCD	ROS	23.66 Acres	217NE05, 217NE04
Future Land Use		Parks and Open Space		
Does the rezoning create nonconformance?		No		

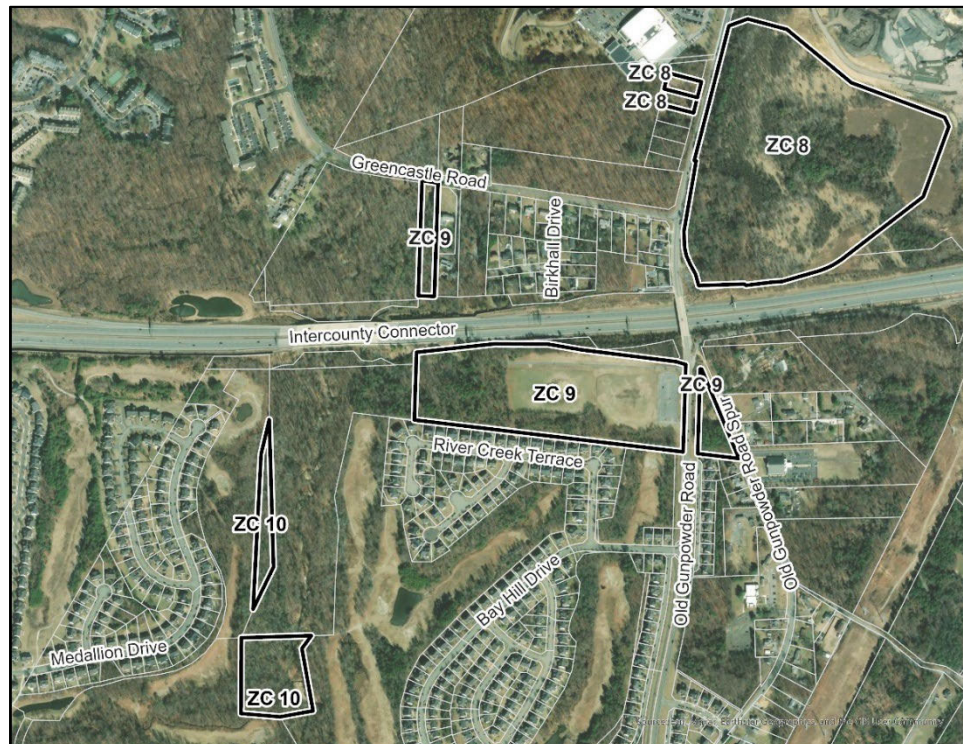
Justification: The expansion of the ROS Zone to encompass the M-NCPPC-owned parcels along the Little Paint Branch and ICC trails will align with the existing and future land use of Parks and Open Space.

The 2026 Minor Plan Amendment calls for the creation and expansion of public open spaces, which can be achieved by expanding the existing ROS Zone. This implements the Strategy to “Acquire and protect greenway corridors, including areas outside the 100-year floodplain, to support stream valley trails, green infrastructure, and continuous trail alignments” under Policy 4: Link all community and regional parks to the stream valley trail network or via off-road trails in street/highway rights-of-way on page [insert page number] in the Parks and Recreation section of the Infrastructure Elements chapter.

The parcel is currently in the Legacy Comprehensive Design (LCD) zone and is adjacent to the Cross Creek planned community, which has an approved Conceptual Site Plan. However, the proposed zoning, ROS, more intentionally reserves and preserves the parkland and trail for nonintensive, active, or passive recreation uses and matches the surrounding M-NCPPC owned parkland.

Tax Account

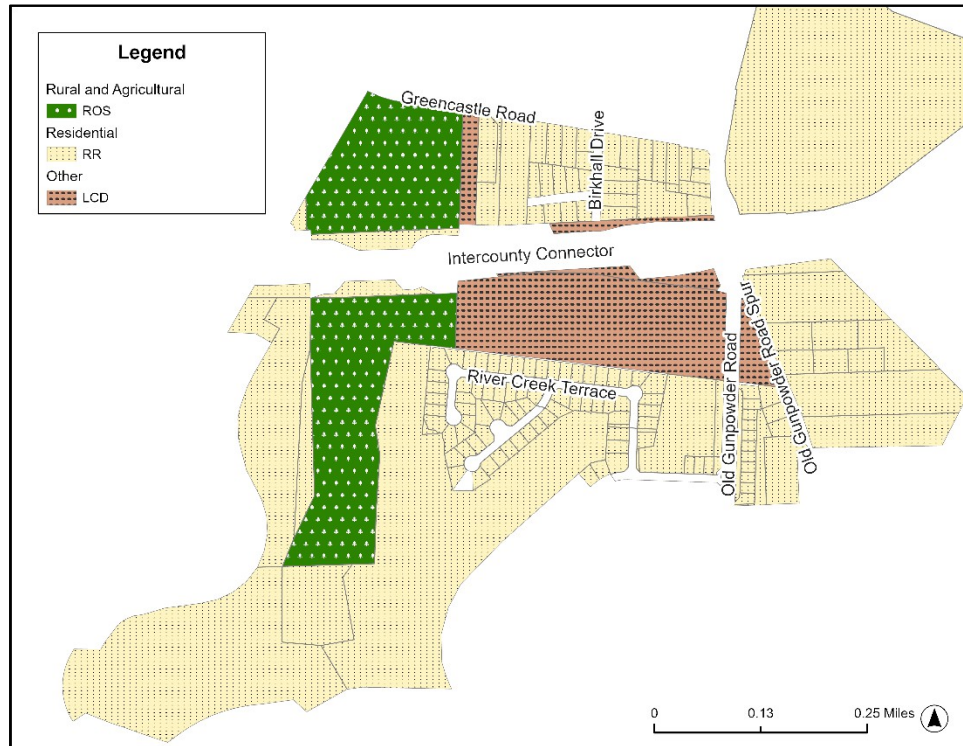
0054288 (please note, this parcel is comprised of three separate polygons)

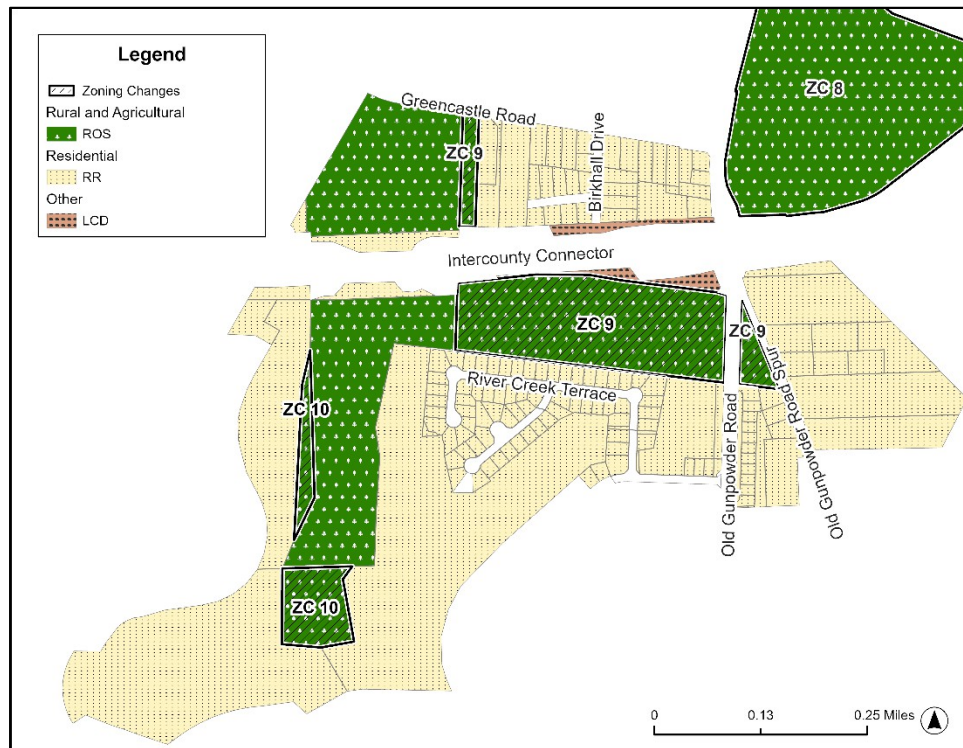




Zoning Change 10 (ZC 10): RR to ROS

Map 23. Existing Zoning



Map 24. Zoning Change 10 Proposed Zoning

Zoning Change No	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 10	RR	ROS	6.55 Acres	217NE04
Future Land Use		Parks and Open Space		
Does the rezoning create nonconformance?		No		

Justification: The expansion of the ROS Zone to encompass the M-NCPPC-owned parcels adjacent to Cross Creek Park will align with the existing and future land use of Parks and Open Space. These properties are undeveloped and include floodplain and a tributary of Little Paint Branch, which would make it difficult to support any future development.

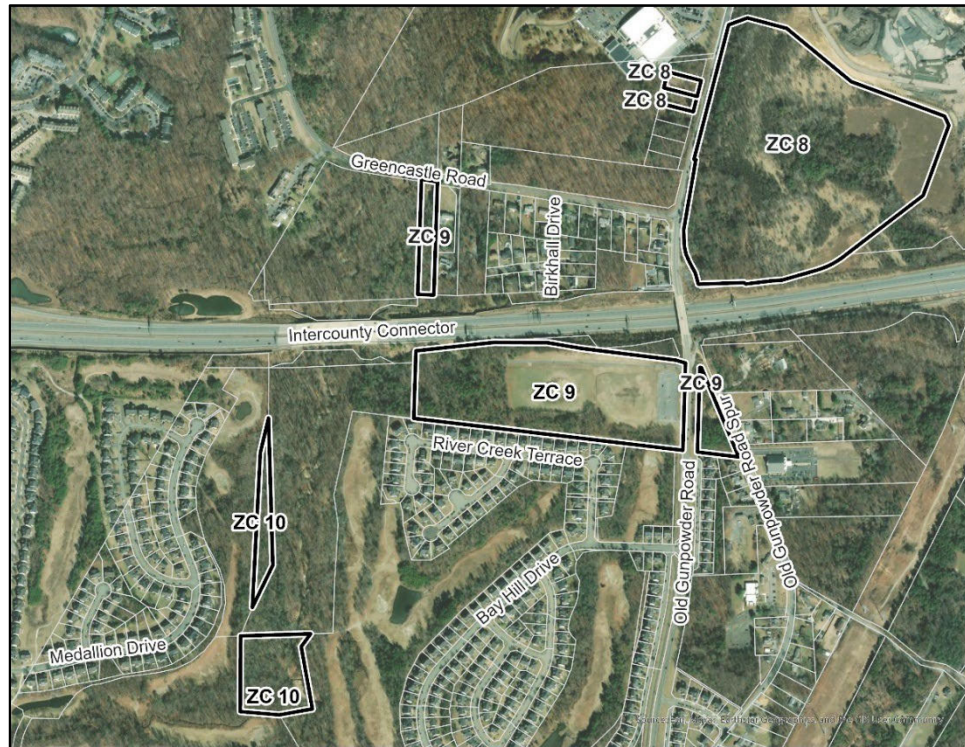
The 2026 Subregion 1 Minor Plan Amendment calls for the creation and expansion of public open spaces, which can be achieved by expanding the existing ROS Zone. This implements the Strategy to “Acquire and protect greenway corridors, including areas outside the 100-year floodplain, to support stream valley trails, green infrastructure, and continuous trail alignments” under Policy 4: Link all community and regional parks to the stream valley trail network or via off-road trails in street/highway rights-of-way on page [insert page number] in the Parks and Recreation section of the Infrastructure Elements chapter.

It also implements the Strategy to “Preserve significant natural resources including county and state heritage areas and unique habitats” under Policy 5: Preserve and enhance stream valleys and other natural heritage sites with appropriate parkland acquisition on page [insert page number] in the Parks and Recreation section of the Infrastructure Elements chapter.

While the current zone, RR, permits a park or recreation facility, ROS zoning more intentionally reserves and preserves the space for nonintensive, active, or passive recreation uses and matches the surrounding M-NCPPC owned parkland.

Tax Accounts

3267267, 3666062



BE IT FURTHER RESOLVED that, in accordance with Section 27-3503(b)(4)(E) of the Prince George's County Zoning Ordinance, a copy of the endorsed Sectional Map Amendment, consisting of this resolution to be used in conjunction with the minor plan amendment to the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* and Errata Sheet (**See Attachment A: Errata Sheet**), will be transmitted to the District Council and to each municipality within one mile of the area of the sectional map amendment; and

BE IT FURTHER RESOLVED, that pursuant to Section 27-3503(b)(4)(F)(i) of the Zoning Ordinance, Planning Board acceptance and processing of Zoning Map Amendment applications within the area of the endorsed Sectional Map Amendment shall be postponed until final action on this Sectional Map Amendment by the District Council; and

BE IT FURTHER RESOLVED, that, pursuant to Section 27-3503(b)(4)(F)(ii) of the Zoning Ordinance, the Department of Permitting, Inspections and Enforcement shall postpone the processing and issuance of building permits within the area of this Sectional Map Amendment until after final action by the District Council on this Sectional Map Amendment if the lot or parcel of land on which construction is proposed is in a Nonresidential zone, is proposed by the Planning Board for a zone in which the proposed use is not permitted, and is undeveloped; and

BE IT FURTHER RESOLVED, that, pursuant to Section 27-3503(b)(4)(F)(ii) and (iii) of the Zoning Ordinance, the Zoning Hearing Examiner shall postpone processing pending zoning map amendment applications within the area of the proposed sectional map amendment until after final sectional map amendment action by the District Council, and applications pending before the District Council in the area covered by the proposed sectional map shall be remanded to and held by the Zoning Hearing Examiner; and

BE IT FURTHER RESOLVED that, while this Sectional Map Amendment rezones property in the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* plan area, this Sectional Map Amendment does not amend the Chesapeake Bay Critical Area (CBCAO) Zones, the Aviation Policy Area Overlay (APAO) Zones, the Military Installation Overlay (MIO) Zones, the Neighborhood Conservation Overlay (NCO) Zones, or the Planned Development (PD) Zones, and therefore carries forward these Overlay and Planned Development Zones as they currently exist; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Department is hereby authorized to make appropriate textual and graphical revisions to the sectional map amendment to correct identified errors, reflect updated information and revisions, and otherwise incorporate the changes reflected in this Resolution; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission finds that this 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 minor plan amendment to the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)*, as amended by

PGCPB No. 2026-056, and with consideration having been given to the applicable County Laws, Plans, and Policies.

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Vice Chair Okoye, seconded by Commissioner Matthews, with Chair Anderson, Vice Chair Okoye, and Commissioners Jenkins, Matthews, and Lawlah voting in favor of the motion at its regular meeting held on September 3, 2026, in Riverdale, Maryland.

Adopted by the Prince George's County Planning Board this 3rd day of September 2026.

Kevin A. Anderson
Planning Board Chair

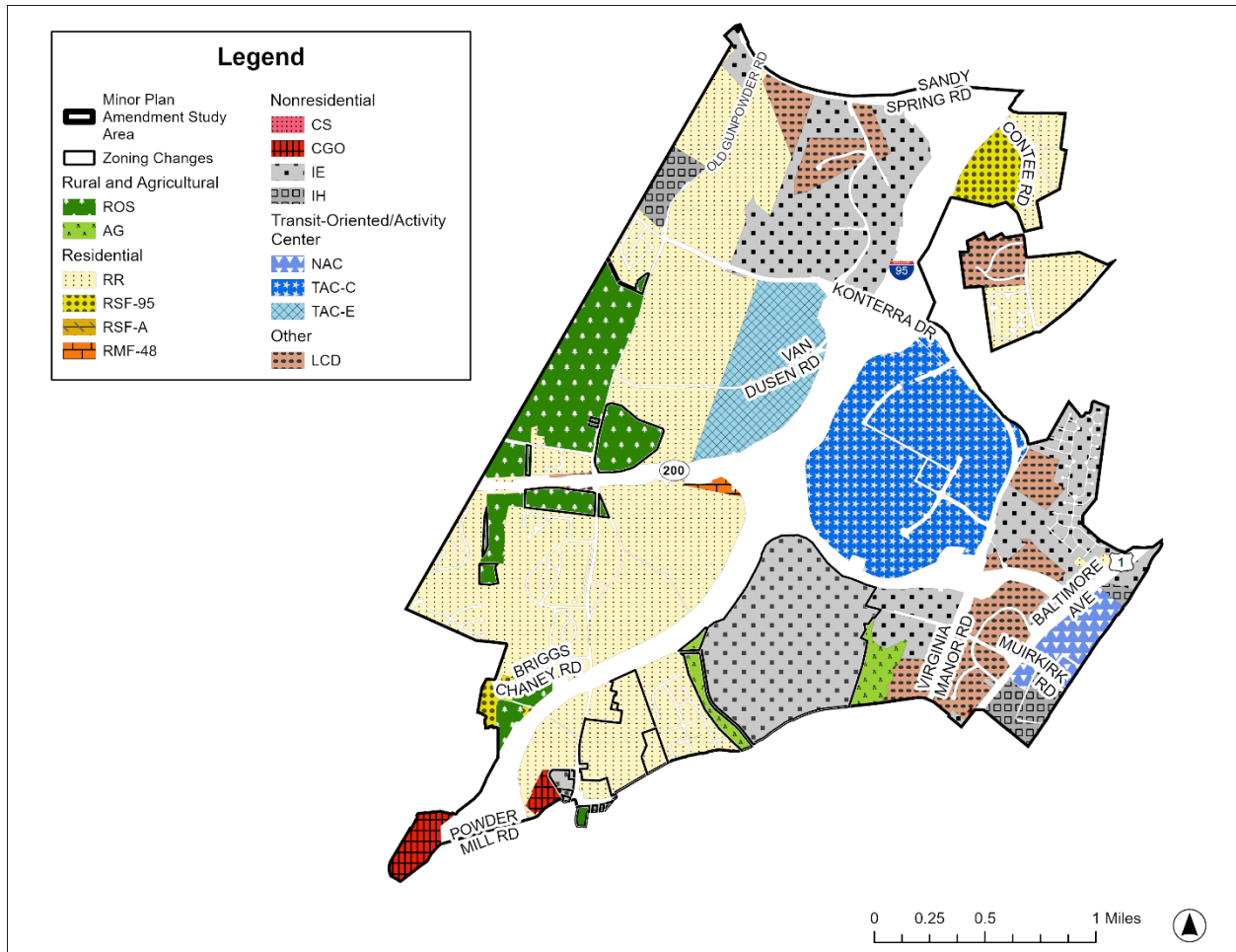

By Jessica Jones
Planning Board Administrator



Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

8/27/2026

Map 1. Sectional Map Amendment Boundary.



Attachment A**Preliminary Subregion 1 Minor Plan Amendment and Sectional Map
Amendment Errata Sheet**

Correction No.	Issue/Error	Correction/Clarification	Page #
1	Spelling error	“...Neighborhood [Cetner] <u>Center</u> , the...”	Initiation Resolution Pg 1, line 9
2	Reference to an “Attachment A” that was not included	Remove reference to “Attachment A”	Initiation Resolution Pg 4, line 6
3	Missing end parentheses	Add parentheses to “... south of MD 198 (Sandy Spring Road),...”	Initiation Resolution Pg 4, line 5
4	References to Initiation Resolution contains placeholder text.	Replace all instances of CR-XX-2026 (when referencing initiation) with “CR-027-2026”.	Initiation Resolution Pg 5 (Minor Amendment #3)
5	Missing initiation date in project timeline table	Add “April 14, 2026” to project timeline table	Initiation Resolution Pg 5 (Minor Amendment #3)
6	Missing comma	Add comma after date “...on April 14, 2026, via CR-027-2026.”	Initiation Resolution Pg 5, line 4 (Minor Amendment #3)
7	Extra space	Remove extra space in “The following [] is a high-level...”	Initiation Resolution Pg 5, line 13 (Minor Amendment #3)
8	Spelling error	“... catalyze future job growth, research, [ad] <u>and</u> innovation in the near- to mid-term.”	Initiation Resolution Pg 9, line 25

Correction No.	Issue/Error	Correction/Clarification	Page #
			(Minor Amendment #3)
9	Unnecessary comma	Remove comma in “The Future Land Use Map (Map 13)[,] outlines changes...”	Initiation Resolution Pg 14, line 1 (Minor Amendment #3)
10	Spelling error	“...internal and [cul de sac] <u>cul-de-sac</u> streets...”	Initiation Resolution Pg 25, line 25 (Minor Amendment #23)
11	Extra space	Remove extra space in “... viewing areas []overlooking natural features...”	Initiation Resolution Pg 25, line 30 (Minor Amendment #23)
12	Underline mistake for text that remains from the existing plan, not new text	Remove underline “- Develop a comprehensive...”	Initiation Resolution Pg 35, line 9 (Minor Amendment #38)
13	Spelling error	“...constructed as a [four lane] <u>four-lane</u> divided...”	Initiation Resolution Pg 39, line 8 (Minor Amendment #44)
14	Missing underline	Add underline “...Center East [core sh] <u>could</u> preserve...”	Initiation Resolution Pg 50, line 23 (Minor Amendment #52)
15	Underline mistake for text that should be indicated as text to remove.	Remove underline “[A centerpiece of the Fairland East Park will be an artificial surface, multi-purpose field with substantial seating to serve as a premier home field for area youth football and soccer teams.]”	Initiation Resolution Pg 57, lines 20-22 (Minor Amendment #60)

Correction No.	Issue/Error	Correction/Clarification	Page #
16	Missing word	“...infrastructure as well <u>as</u> preservation...”	Initiation Resolution Pg 74, line 4 (Minor Amendment #72)
17	Missing beginning parentheses	“...and Ammendale Road (MD Route 212) to the south.”	Initiation Resolution Pg 84, line 29 (Minor Amendment #85)
18	Missing comma	“The conceptual plan, produced by the 2006 Konterra Charrette,...”	Initiation Resolution Pg 90, line 21 (Minor Amendment #90)
19	Spelling error	“...directs [thru] <u>through</u> traffic away from the existing industrial properties...”	Initiation Resolution Pg 91, line 17 (Minor Amendment #90)
20	Spelling error	“...the potential exists to create a neighborhood shopping center and [including] <u>include</u> public safety facilities...”	Initiation Resolution Pg 91, line 21 (Minor Amendment #90)
21	Extra word	“...Under [the] both the proposed IE zone and the existing CGO zone...”	SMA Pg 18, ZC 3 Justification
22	Missing joint public hearing date in project timeline table	Add “June 8, 2026” to project timeline table	Initiation Resolution Pg 5 (Minor Amendment #3)
23	Incorrectly identified the proposed bicycle or shared-use facility for MC-101 Old	“• Within the longer term, [north of the MD 200 facility,] widen to a four-lane divided facility with median within a 100-foot right-of-way[, possibly including a barrier-separated bicycle facility].	Initiation Resolution Pg 39, lines 22-25

Correction No.	Issue/Error	Correction/Clarification	Page #
	Gunpowder Road as indicated in the 2025 Go Prince George's Preliminary Plan	• <u>North of MD 200, [the facility should include a shared-use path with future study for a similar facility south]future study on a future bicycle or shared-use facility should be conducted while south should include a shared-use path. The facility...</u>	(Minor Amendment #45)
24	Missing planning board work session and action date in project timeline table	Add "September 3, 2026" to project timeline table	Initiation Resolution Pg 5 (Minor Amendment #3)
25	Missing planning District Council work session date in project timeline table	Add "September 15, 2026" to project timeline table	Initiation Resolution Pg 5 (Minor Amendment #3)

Note: Additional corrections may be added to this errata sheet based on testimony received at the Joint Public Hearing for inclusion in the Planning Board's Resolution of Adoption.

Underline indicates language added. [Brackets] indicate language deleted.

Last Updated: August 25, 2026