

PGCPB No. 2026-058

R E S O L U T I O N

WHEREAS, the Prince George's County Zoning Ordinance provides procedures for minor amendments of an Area Master Plan or Sector Plan, or Functional Master Plan, pursuant to Sections 27-3502(i); and

WHEREAS, on April 14, 2026, the Prince George's County Council, sitting as the District Council, pursuant to Sections 27-3502(i)(1) and 3503(b)(1) of the Zoning Ordinance, adopted CR-028-2026, initiating a Minor Plan Amendment concurrent with a Sectional Map Amendment to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*; and

WHEREAS, the Prince George's County Planning Board, in conjunction with the District Council, pursuant to Sections 27-3502(e) and 27-3407(a)(1) of the Zoning Ordinance, held a properly noticed joint public hearing on the proposed Minor Plan Amendment to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* on June 9, 2026; and

WHEREAS, a sectional map amendment was prepared concurrently with this minor plan amendment to implement its zoning recommendations for the plan area; and

WHEREAS, CR-028-2026 proposes to update obsolete development patterns and encourage targeted growth along major corridors in order to better align future development with the existing physical patterns of residential neighborhoods, retail areas, and commercial centers identified in the Master Plan, while remaining consistent with Plan 2035 land use designations, including Established Communities, Rural and Agricultural Areas, and Employment Areas, and initiating a concurrent Sectional Map Amendment for portions of Planning Areas 81A, 81B, 83, 84, and 95A; and

WHEREAS, the minor plan amendment area is in southern Prince George's County and includes the communities of Clinton/Tippett, Brandywine and Accokeek and abuts neighboring Subregion 6 to the east, and Charles County to the south; and

WHEREAS, the plan area is centered around locations with concentrations of commercial, mixed-use, and potential agricultural tourism and innovation, housing diversity, medical innovation, and makerspaces and affect less than 50 percent of the land area in the Subregion 5 Master Plan area; and

WHEREAS, a technical staff report has been prepared that analyzes the proposed Minor Plan Amendment to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*; and

WHEREAS, the Planning Board finds that the proposed minor amendments will fall within the parameters authorized by the provisions of 27-3502(i)(2), as the amendments proposed herein: (2) Advance defined public objectives, and shall be limited to; (A) A geographic area which is not more than fifty (50) percent of the applicable plan area, and not limited to a single parcel of land or landowner; and (B) Specific issues regarding public planning objectives; and

WHEREAS, it is the finding of the Planning Board that the proposed minor amendments will not fall within the parameters of Section 27-3502(i)(3), as the amendments proposed herein will not: (A) Rezone any land, unless a sectional map amendment is prepared and approved with the minor plan amendment; (B) Change a General Plan center designation; (C) Make any amendment that would require major transportation or public facilities analysis or revise water and sewer classification; or (D) Amend the County's growth boundary; and

WHEREAS, on September 3, 2026, the Planning Board held a public work session on the proposed Minor Plan Amendment to examine the staff report and the analysis of testimony, transcripts of oral testimony provided at the Joint Public Hearing, and written testimony (exhibits) contained within the hearing record for the Joint Public Hearing held on June 9, 2026, and

WHEREAS, the Prince George's County Planning Board agrees to amend the proposed Minor Plan Amendment (see Exhibit 12: CR-028-2026 Proposed Minor Plan Amendment) based on its review of the record of the joint public hearing held on June 9, 2026 (see Exhibit 2 (Joint Public Hearing Exhibit Package) and Exhibit 3 (Joint Public Hearing Transcript)) including deletions and additions from the staff Errata Sheet updated August 25, 2026 (See Attachment A: Errata Sheet), and incorporate the recommended staff changes as outlined;

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission does hereby ADOPT WITH AMENDMENTS the Minor Plan Amendment to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* by this resolution, incorporating therein amendments, deletions, and additions in response to the public hearing record as follows:

Bold Underline indicates language added to the minor plan amendment.

[Bold Brackets] indicate language deleted from the minor plan amendment.

1. Amend all references to initiation resolution placeholder as follows:

Replace all instances of [CR-XX-2026] with **CR-028-2026**; and

2. Amend Minor Amendment Number 9 to use correct terminology as follows:

“the Rural and Agricultural Areas”; and

3. Amend Minor Amendment Number 9 to add punctuation as follows:

“• It serves as a policy guide for the classification of land into zoning districts that regulates land use.”; and

4. Remove the ‘Applicable Zones’ Column from Table IV-1 in Minor Amendment Number 10; and

5. Amend Minor Amendment Number 11 to close an open parenthesis as follows:

“The boundaries of this 550-acre [community] center are defined on the Future Land Use map (Map IV-4: Brandywine Community Center and Surrounding Area and Map IV-5: Brandywine Community Center Core and Edges).”; and

6. Amend Map IV-1 Future Land Use in Minor Amendment Number 12 to show the following:

Properties with Tax Accounts 355537, 0355552, 0291724, 0324574, 0374991, 0360792, 0297523, 0294157, 0345538, 0351338, 0375006, 0375014, 0377432, 0399568, 0412585 in the Residential Low Future Land Use

Properties with these Tax Accounts 0363598, 0363614, 0363671, 0363689, 0363754, 2842938, 4020350, 5513976 in the Residential Medium Future Land Use; and

7. Amend Minor Amendment Number 15 to revise word tense as follows:

“• Gateway improvements may include landscape features, identifying signage, art, enhanced pedestrian connections and community gathering spaces”; and

8. Revise strategy in Minor Plan Amendment Number 17 to read:

“• Implement the recommendations of the 2026 Accokeek Gateway [Study] Plan to transform MD 210 and Livingston Road into attractive and safe corridors with context-appropriate wayfinding, street furniture, public art, plantings, and other gateway elements. Coordinate with the State Highway Administration and Department of Public Works & Transportation to implement the recommended connectivity and safety improvements for these corridors...”; and

9. Add new strategies to Minor Plan Amendment Number 17:

“• Support development of Planned Retirement Communities in the RR Zone by Special Exception to encourage aging in place and a continuum of care. Encourage a scale and housing typology that is cohesive with the surrounding residential use.”

“• “Encourage the use of the Planned Development Zoning Map Amendment process to rezone the properties at and around 18011 Indian Head Highway and 17700, 17804, and 17808 Livingston Road addresses to the Residential Planned Development (R-PD) Zone for the purpose of micro-units, pocket neighborhoods, cottage clusters or other innovative detached housing types. Support PD basic plans that create density while conserving greenspace and maintaining a detached character (e.g. building a community of homes around central courtyard). Deviations from typical minimum lot sizes and setback requirements would be supported for a PD-ZMA that facilitates development of the cottage cluster or pocket neighborhood concepts.”; and

10. Amend Minor Amendment Number 19 to resolve grammatical inconsistency as follows:

““medium- to medium-high residential development, along with limited commercial uses, [to] in these locations, rather than scattering them through the Established

Communities. These centers are envisioned as supporting walkability, especially in their cores and where transit service is available” (p. 19, Plan 2035).”; and

11. Amend Minor Amendment Number 19 to remove errant dash as follows:

“Centers are intended to function as focal points of activity, with densities sufficient to sustain transit service and to create meaningful opportunities for walking, bicycling, and other multimodal commuting options.[-]This master plan establishes goals, policies, and strategies that align with Plan 2035’s centers-first growth strategy and emphasis on equitable access to housing, employment, services, and transportation options”; and

12. Amend Minor Amendment Number 21 to correct spacing at the end of the sentence as follows:

“Replace plan references of “Brandywine Community Center” with “Brandywine Town Center” on pp. 27, 34, 39, 41, 46-53, 78, 82, 114, 120, 121, 133[].”; and

13. Amend Minor Amendment Number 24 to remove ellipsis at end of sentence as follows:

“Medium-density residential areas between Brandywine Road and Accokeek Road should provide appropriate transitions to adjacent neighborhoods while reinforcing direct pedestrian and bicycle connections to the station area[...].”; and

14. Amend Minor Amendment Number 26 to capitalize proper noun as follows:

“• Continue to work with MTA to preserve right-of-way for the Southern Maryland Rapid T[r]ansit service (SMRT) in the MD 5/US 301 corridor, particularly at Brandywine Crossing and the location of the proposed SMRT stops at Timothy Branch.”; and

15. Amend Minor Amendment Number 26 to remove unnecessary letter “a” as follows:

“• Work with property owners and developers to identify the design features for creating [a] unique, memorable public gateways adjacent to the SMRT stations including.”; and

16. Amend Minor Amendment Number 27 to include missing page numbers as follows:

“D. RURAL TIER” to “D. RURAL AND AGRICULTURAL AREAS” on p. **vii and p. 53**”; and

17. Amend Minor Amendment Number 29 to revise language referring to the Rural and Agricultural Areas as follows:

“• Designate [Rural Tier] land in the **Rural and Agricultural Areas** [in the lowest density residential zoning category that is available] as [Rural Residential (RR), Residential Estate (RE),] Agricultural-Residential (AR), [and] Agriculture and Preservation (AG), **and Reserved Open Space (ROS)** with the consideration for supportive land uses and amenities that directly serve the agricultural industry.”

“[• Continue to p]Protect land throughout the [Rural Tier] Rural and Agricultural Areas through fee simple and easement acquisition and other means, including dedications and restrictions through the development process...”

“• Publicize and conduct outreach among [Rural Tier] Rural and Agricultural Areas landowners regarding land preservation program options, including voluntary donations of easements to local land trusts...”

“• Require mitigation for activities that use soil productivity classes I, II, and III agricultural or forest soils in the [Rural Tier] Rural and Agricultural Areas in Subregion 5.”; and

18. Amend Minor Amendment Number 32 to remove bold text styling as follows:

“• Encourage [~~the~~] the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded by implementing stormwater management techniques and filtering systems such as rain gardens.”; and

19. Add a new strategy to Minor Amendment Number 36 that reads:

“• Coordinate with the County Energy Manager to install an air quality monitoring system at the MD 210/MD 373 intersection to gather baseline and ongoing air quality data, evaluate potential public health risks, and identify strategies to improve environmental health outcomes for the Accokeek community.”; and

20. Amend Minor Amendment Number 44:

“MD 5 (at Brandywine interchange) to MD 5 (at Kirby Road)”; and

21. Amend Map VI-4: Transit in Minor Amendment Number 51 to add the missing “Future TransitWay” Layer; and

22. Amend the punctuation of Minor Amendment Number 61 to remove erroneous period as follows:

“The State is involved because by COMAR regulations, they have the first right to buy the line prior to CSX selling to any other party[.]”; and

23. Amend Minor Amendment Number 65, Table VI-7 which includes information outside the Master Plan Boundary Area for Livingston Road, and revise the information in the Master Plan, Planning Area, Additional Recognition, and Adjacent Land Use and Features as follows:

Delete the following roadway limits: [“Old Piscataway Road to Old Saint John’s Way”, “Swan Creek Road to Ft. Washington Road”, “Fort Washington Road to Old St John’s Way”, and “Ft. Washington Road to W. Livingston Road”]

Revise Master Plan cell from [Subregion] to **Subregion 5**

Replace Planning Area cell with **83** and **84**

Replace additional recognition cell with **Mount Vernon Viewshed**

Replace Adjacent Land Use cell with “**Priority Preservation; Rural Residential; Light Industrial; Residential-Agricultural; Commercial Shopping Center; Commercial Miscellaneous**”

Replace features cell with “**National Register – Piscataway Village Historic District; Historic Environmental Setting – St. James Hill; Tree Canopy**”; and

24. Amend Minor Amendment Number 65, Table VI-7 which includes information outside the Master Plan Boundary for Old Branch Avenue:

Delete: [Old Branch Avenue row]; and

25. Amend Minor Amendment Number 65, Table VI-7 which is misaligned in the Piscataway row as follows:

Delete content from: [Additional Recognition Cell]

Replace Adjacent Land Use Cell with “**Reserved OS, Residential-Estate, Rural Residential, Residential-Agricultural, Ancillary Commercial, Residential Low Development, Residential Suburban Development, Local Activity Center, Commercial SC, One-family Detached Residential, Townhouse**”

Replace Features Cell with National Register – Piscataway Village Historic District; and

26. Amend Minor Amendment Number 67 and remove ellipsis as follows:

“• Acquire [one] two elementary school sites in [a] locations that will serve future residential development. Consider one near Floral Park Road in Accokeek and another near Lakeview at Brandywine[...];” and

27. Amend Minor Amendment Number 73 to revise spelling of the word “subdivision” as follows:

“Maintain dialogue with CSX Railroad about the potential 1 abandonment of the Popes Creek Branch railroad and Herbert [Subdivisiain] **Subdivision**, to ensure that M-NCPPC has the opportunity to acquire the line and convert it to a Shared Use Path (Rail-Trail).”; and

28. Amend Minor Amendment Number 81 to close open quotation marks after table; and

29. Amend Minor Amendment Number 85 to revise word tense as follows:

“• Identify a specific area of Subregion 5 that could accommodate data center development in the future [base] **based** on the findings of the County’s Qualified Data Center Task Force.”; and

30. Revise Minor Amendment Number 86 as follows:

“[Support preservation and enhancement of Livingston Road] **Support preservation of Livingston Road and its enhancement at the commercial node at MD 210 where expanded retail is recommended** [Maintain existing character along Livingston Road except at the commercial node at Livingston Road and MD 210 where expanded retail and higher density residential are recommended]. (Chapter IV: Land Use and Development Pattern).”; and

31. Amend Map IX-1 in Minor Amendment 94 to reflect the following:

Change the title to “Historic and Cultural Resources”, remove “(requires HPC evaluation” from the Historic Resource legend item, revise the order of the legend to place Historic Site above Historic Resource, edit the legend item of “Historic District National Register (HAWP Not Required)” to instead read “National Register Historic District”, remove the “(HAWP required)”, and revise the roadway legend items to read “Historic Road”, “Scenic Road”, and “Scenic and Historic Road”; and

32. Amend Minor Amendment Number 95 to revise language as follows:

“• [Assist] **Support** property owners **by providing guidance on** [with] cemetery maintenance **practices** in accordance with the 2010 Cemetery Preservation Manual.”

“• Ensure that archeological sites are preserved in place for future research and are interpreted for the public using visual displays, guided tours, hands on activities **that make** [making] history accessible and foster[ing] a connection to the past...”

“• [Continue to preserve, inventory ,and archive funerary objects of the Piscataway people] **Promote and facilitate stewardship of indigenous heritage resources to support the interpretation and appreciation of indigenous history and culture**”

“• Market the tax credit programs (local, state, and federal) for rehabilitation of historic buildings and provide educational tools to residents [as well] to take advantage of the program...”; and

33. Add additional strategies to Minor Amendment Number 95 that read:

“• **Encourage consultation with indigenous stakeholders from Maryland-recognized tribal organizations in the development review process for sites affecting indigenous heritage resources, when deemed appropriate.**

• **Adaptively reuse historic agricultural buildings that are no longer being used for agricultural purposes to preserve historical resources and provide agritourism and heritage tourism opportunities.**”; and

34. Add a new Minor Amendment Number 96 that reads:

“Amend the text of the Historic Preservation Section on p. 157:

“Several interpretive clusters have been identified based on the presence of archeological resources and interpretive potential [(Map IX-1: Historic Sites and Archeological Clusters)].””; and

35. Add a new Minor Amendment Number 97 that reads:

“Amend the text of the Background chapter on p. 11:

“[Although the Piscataway Nation is neither a federally-nor a state-recognized tribe, its] **The Piscataway Indian Nation and Piscataway Conoy Tribe became Maryland State-recognized tribes in 2012, their** descendants still reside in Prince George’s County and retain their cultural traditions.””; and

BE IT FURTHER RESOLVED that the Prince George’s County Planning Board finds that the Minor Plan Amendment has been prepared in accordance with the requirements of Sections 27-3502 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that, in accordance with Section 27-3502(f)(6)(B) and Section 27-3503(b)(4)(E) of the Prince George’s County Zoning Ordinance, a copy of this adopted minor plan amendment and its concurrent sectional map amendment will be transmitted to the County Executive and to each municipality within one mile of the area of the sectional map amendment; and

BE IT FURTHER RESOLVED that, in accordance with Section 27-3502 and Section 27-3503 of the Prince George’s County Zoning Ordinance, the adopted minor plan amendment, and a technical staff report analyzing the minor plan amendment, shall be transmitted concurrently with the endorsed sectional map amendment to the District Council for approval pursuant to the Land Use Article, Annotated Code of Maryland; and

BE IT FURTHER RESOLVED that the Prince George’s County Planning Board finds that the Minor Plan Amendment, as heretofore described, is in conformance with the principles of orderly comprehensive land use planning and staged development, being consistent with the 2014 *Plan Prince George’s 2035 General Plan (Plan 2035)*, and with consideration having been given to the applicable County Laws, Plans, and Policies; and

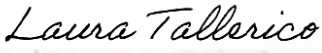
BE IT FURTHER RESOLVED that Prince George’s County Planning Board staff is authorized to make appropriate text and graphical revisions to the minor plan amendment and related master plan to correct errors, reflect updated information and revisions, and incorporate the changes reflected in this Resolution.

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 Jenkins, with Chair Anderson, Vice Chair Okoye, and Commissioners Jenkins and Lawlah voting in favor of the motion, and Commissioner Matthews not participating, at its regular meeting held on Thursday, 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

Attachment A

Preliminary Subregion 5 Minor Plan Amendment and Sectional Map Amendment Errata Sheet

Revision No.	Issue/Error	Correction/Clarification	Page #
1	References to Initiation Resolution contains placeholder.	Replace all instances of CR-XX-2026 with CR-028-2026.	p. ii/4
2	<u>“the Rural and Agricultural Area”</u> Area is singular.	Make “Area” plural to read “Areas”.	p. 30/17
3	“• It serves as a policy guide for the classification of land into zoning districts that regulates land use” Bullet point missing punctuation.	Add period to end of bullet point.	p. 30/18
4	“The boundaries of this 550-acre [community] center are defined on the Future Land Use map (Map IV-4: Brandywine Community Center and Surrounding Area and Map IV-5: Brandywine Community Center Core and Edges.” Phrase is missing closing parenthesis.	Add closing parenthesis.	p. 34/22
5	“• <u>Gateway improvements may include landscape features, identifying signage, art, enhance pedestrian connections and community gathering spaces</u>” Incorrect tense of enhance.	Add “d” to “enhance” to read “enhanced”	p. 37/27
6	“<u>“medium- to medium-high residential development, along with limited commercial uses, to these locations, rather than scattering them through the Established Communities. These centers are envisioned as supporting walkability, especially in their cores and where transit service is available”</u> (p. 19, Plan 2035).” “to these locations” doesn’t make sense in the context of the sentence.	Change “to these locations” to “...in these locations”	p. 45/30

Revision No.	Issue/Error	Correction/Clarification	Page #
7	<u>“Centers are intended to function as focal points of activity, with densities sufficient to sustain transit service and to create meaningful opportunities for walking, bicycling, and other multimodal commuting options.-This master plan establishes goals, policies, and strategies that align with Plan 2035’s centers-first growth strategy and emphasis on equitable access to housing, employment, services, and transportation options”</u> Errant dash where a space should be.	Delete “-”.	p. 45/30
8	Replace plan references of “Brandywine Community Center” with “Brandywine Town Center” on pp. 27, 34, 39, 41, 46-53, 78, 82, 114, 120, 121, 133 . Errant space before punctuation mark.	Delete space.	31
9	<u>“Medium-density residential areas between Brandywine Road and Accokeek Road should provide appropriate transitions to adjacent neighborhoods while reinforcing direct pedestrian and bicycle connections to the station area...”</u> Unnecessary ellipsis.	Delete ellipsis.	p. 52/36
10	“• Continue to work with MTA to preserve right-of-way for the <u>Southern Maryland Rapid transit service (SMRT)</u> in the MD 5/US 301 corridor, <u>particularly at Brandywine Crossing and the location of the proposed SMRT stops at Timothy Branch.</u>” Transit should be capitalized as it is part of a proper noun	Capitalize “Transit” and show deletion and replacement of lowercase T.	p. 53/39

Revision No.	Issue/Error	Correction/Clarification	Page #
11	“• <u>Work with property owners and developers to identify the design features for creating a unique, memorable public gateways adjacent to the SMRT stations including:</u>” “a” is unnecessary.	Delete “a”.	p. 53/40
12	“Amend the heading and reference in the Table of Contents of “D. RURAL TIER” to “D. RURAL AND AGRICULTURAL AREAS” on pp.” Page numbers are missing.	Add page numbers “p. vii and p. 53”.	p. vii and p. 53/43
13	“• Designate [Rural Tier] land in the Rural and Agricultural Area[in the lowest density residential zoning category that is available] as <u>Rural Residential (RR), Residential Estate (RE), Agricultural-Residential (AR), and Agriculture and Preservation (AG) with the consideration for supportive land uses and amenities that directly serve the agricultural industry.</u>” “Area” should be plural.	Add “s” to “Area” to read as “Areas”.	p. 59/44
14	“• [Continue to p]Protect land throughout the [Rural Tier] <u>Rural and Agricultural Area</u> through fee simple and easement acquisition and other means, including dedications and restrictions through the development process...” “Area” should be plural.	Add “s” to “Area” to read as “Areas”.	p. 59/44
15	“• Publicize and conduct outreach among [Rural Tier] <u>Rural and Agricultural Area</u> landowners regarding land preservation program options, including voluntary donations of easements to local land trusts...”	Add “s” to “Area” to read as “Areas”.	p. 59/44

Revision No.	Issue/Error	Correction/Clarification	Page #
	“Area” should be plural.		
16	“• Require mitigation for activities that use soil productivity classes I, II, and III agricultural or forest soils in the [Rural Tier] Rural and Agricultural Area in Subregion 5.” “Area” should be plural.	Add “s” to “Area” to read as “Areas”.	p. 59/45
17	“• Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded <u>by implementing stormwater management techniques and filtering systems such as rain gardens.</u>” Text should not be bold.	Remove bold styling from “the”.	p. 59/45
18	“MD 5 (at Brandywine interchange) to MD 5 (at Kirby Road” Missing closing parenthesis.	Add closing parenthesis.	p. 76/45
19	“The State is involved because by COMAR regulations, they have the first right to buy the line prior to CSX selling to any other party..” Sentence has two periods.	Delete one period.	p.103-104/64
20	MINOR AMENDMENT NUMBER 65, Table VI-7 includes information that is outside of the Master Plan Area for Livingston Road. Additionally, the information in the Master Plan, Planning Area, and Additional Recognition, Adjacent Land Use, and Features is misaligned.	Delete the following Roadway Limits: “Old Piscataway Road to Old Saint John’s Way”, “Swan Creek Road to Ft. Washington Road”, “Fort Washington Road to Old St John’s Way”, and “Ft. Washington Road to W. Livingston Road” Revise Master Plan cell to read “Subregion 5”.	p. 121/93

Revision No.	Issue/Error	Correction/Clarification	Page #
		Replace Planning Area cell with “83 and 84” Replace Additional Recognition Cell with “Mount Vernon Viewshed” Replace Adjacent Land Use cell with “Priority Preservation; Rural Residential; Light Industrial; Residential-Agricultural; Commercial Shopping Center; Commercial Miscellaneous” Replace Features cell with “National Register – Piscataway Village Historic District; Historic Environmental Setting – St. James Hill; Tree Canopy”	
21	MINOR AMENDMENT NUMBER 65, Table VI-7 includes information that is outside of the Master Plan Area for Old Branch Avenue.	Delete Old Branch Avenue row.	p. 126-127/111-114
22	MINOR AMENDMENT NUMBER 65, Table VI-7 is misaligned in the Piscataway Road row.	Delete content from Additional Recognition Cell. Replace Adjacent Land Use Cell with “Reserved OS, Residential-Estate, Rural Residential, Residential-Agricultural, Ancillary Commercial, Residential Low Development, Residential Suburban Development, Local Activity Center, Commercial SC, One-family Detached Residential, Townhouse” Replace Features Cell with National Register – Piscataway Village Historic District”	p. 126-127/117
23	“• Acquire [one] <u>two</u> elementary school sites in [a] locations that will serve future residential development. <u>Consider one near Floral Park Road in Accokeek and another near Lakeview at Brandywine...</u> ”	Delete ellipsis.	p. 126-127/117-118

Revision No.	Issue/Error	Correction/Clarification	Page #
	Unnecessary ellipsis.		
24	<u>“Maintain dialogue with CSX Railroad about the potential 1 abandonment of the Popes Creek Branch railroad and Herbert 2 Subdivision, to ensure that M-NCPPC has the opportunity to acquire 3 the line and convert it to a Shared Use Path (Rail-Trail).”</u> Incorrect spelling of Subdivision.	Correct spelling.	p. 132/123
25	End quotation is wrong direction.	Change from opening quotation to closing quotation.	p. 138/128
26	<u>“Identify a specific area of Subregion 5 that could accommodate data center development in the future base on the findings of the County’s Qualified Data Center Task Force.”</u> Incorrect tense.	Change “base” to “based”.	p. 147/134
27	“This SMA updates the County zoning map for properties within the 2013 Approved Subregion 5 Master Plan (“Master Plan”) area and was initiated concurrently with the 2026 Subregion 5 Minor Plan Amendment (“Minor Amendment”).” Two spaces before parenthesis.	Delete extra space.	SMA 1
28	“This zoning process further advances the land use recommendations in both the General Plan and the Master Plan, supporting a coordinated and comprehensive implementation of the County’s long-term vision for Subregion 5.”	Delete extra space.	SMA 1

Revision No.	Issue/Error	Correction/Clarification	Page #
	Two spaces between Master and Plan.		
29	“The creation of nonconforming uses via a rezoning to a less intense category not permitted per the Zoning Ordinance, in the absence of 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)).” Missing word between “category” and “not”	Change sentence to read “...category is not...”.	SMA 1
30	“The SMA updates the official 1 inch = 200 feet scale zoning map(s) for this sector plan.” Incorrect plan type identified.	Change “sector” to “master”.	SMA 1
31	“ Additionally, rezoning these properties to CS will create the potential for cohesion amongst the uses on this block.” Extra space after period before Additionally	Delete extra space.	SMA 1
32	“Map 10. ZC 3 and ZC 4Existing Zoning” Missing space between 4 and Existing	Add space.	SMA 13
33	“The 2026 Minor Plan Amendment includes a policy in the Economic Development Chapter to “Expand commercially zoned land on the north side of Livingston Road between Accokeek Branch Library and John Dailey Road to support opportunities in Accokeek” (p. 149)An additional parcel south of Livingston Road is included in this rezoning to provide additional depth for existing CGO Zone parcels south of Livingston Road.””	Add period and space after “(p. 149)”.	SMA 15

Revision No.	Issue/Error	Correction/Clarification	Page #
	Missing punctuation and space after the parenthesis		
34	Map 12 is listed twice.	Re-number maps.	SMA 16
35	“similar to the density and lot sizes existing on the east side of Livingston Road.” Incorrect direction.	Change “east” to “west”.	SMA 19-41
36	Future TransitWay Layer Missing to Map VI-4	Add Future TransitWay Layer to Map VI-4	p.113/78

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 to the Proposed Sectional Map Amendment. [Brackets] indicate language deleted from the Proposed Sectional Map Amendment

Underline indicates language added to the Preliminary Minor Plan Amendment as result of identified errors. [Brackets] indicates language deleted from the Preliminary Minor Plan Amendment as a result of identified errors.

Last Updated: August 25, 2026