

PGCPB No. 2026-059

RESOLUTION

WHEREAS, the Prince George's County Zoning Ordinance provides procedures for the comprehensive rezoning of 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 Sections 27-3502(i)(1) and 27-3503(b)(1) of the Zoning Ordinance, adopted CR-028-2026, thereby authorizing initiation of a Sectional Map Amendment concurrent with the initiation of a minor plan amendment to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*; 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 amendment to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*; and

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

WHEREAS, proposed rezonings in the Sectional Map Amendment focus on areas 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, this Sectional Map Amendment covers the portion of Prince George's County within Planning Areas 81A, 81B, 83, 84 and 85A, adopted into the Maryland-Washington Regional District on April 26, 1927; and

WHEREAS, comprehensive rezoning of portions of the plan area last occurred on July 24, 2013, pursuant to approval of CR-081-2013, the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*); 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 Planning Areas 81A, 81B, 83, 84 and 85A into conformance with, the *Approved Subregion 5 Master Plan*

and Sectional Map Amendment 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 Section 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, 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 Section 27-3503(a)(5)(A) of the Zoning Ordinance, no properties are recommended for rezoning to a less intense category; 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 Section 27-3503(b)(3), 27-3502(i)(1), and 27-3407 of the Zoning Ordinance, on June 9, 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 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment; and

WHEREAS, on September 3, 2026, the Prince George's County Planning Board held a public work session to examine the analysis of testimony, transcripts of oral testimony provided at the joint public hearing, and written testimonies (exhibits) contained within the Joint Public Hearing records; and

WHEREAS, pursuant to Section 27-3502(i)(5) of the Zoning Ordinance, the Planning Board adopted the minor plan amendment to the 2013 *Approved Master Plan and Sectional Map Amendment for Subregion 5 (Planning Areas 81A, 81B, 83, 84, and 95A)* on September 3, 2026; and

WHEREAS, the Prince George's County Planning Board agrees to amend the preliminary sectional map amendment (See Attachment 1: Preliminary Sectional Plan Amendment) based on its review of the record of the joint public hearing, and incorporate the recommended staff changes as outlined in the transcript analysis; and

WHEREAS, the purpose of this 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 Planning Areas 81A, 81B, 83, 84 and 85A; and

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

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 this Sectional Map Amendment for Subregion 5 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 proposed Sectional Map Amendment.
[Brackets] indicate language deleted from the Sectional Map Amendment.

1. Amend the Introduction to revise formatting:

“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”).”

2. Amend the Introduction to revise formatting:

“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.”; and

3. Amend the Introduction to correct grammatical error as follows:

“The creation of nonconforming uses via a rezoning to a less intense category is 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)).”; and

4. Amend the Introduction to correct error identifying the plan type as follows:

“The SMA updates the official 1 inch = 200 feet scale zoning map(s) for this [sector] master plan.”; and

5. Amend the Justification statement of Zoning Change 2 to correct formatting as follows:

“[]Additionally, rezoning these properties to CS will create the potential for cohesion amongst the uses on this block.”; and

6. Amend Map 10 label to resolve typo as follows:

“Map 10. ZC 3 and ZC 4[]Existing Zoning”; and

7. Amend the Justification statement of Zoning Change 3 to revise punctuation as follows:

“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.”; and

8. Amend and renumerate maps to resolve the duplication of the Map 12 label being used twice; and

9. Amend the Justification statement of Zoning Change 5 to revise incorrect direction as follows:

“similar to the density and lot sizes existing on the [east] west side of Livingston Road.”; and

10. Remove properties from Zoning Change 3

- a. Revise Map 1 to show reduced scale of ZC 3
- b. Amend Map 3 to reflect revision.
- c. Revise Table 2 to show a reduction of 21.83 acres for ZC 3.
- d. Recalculate acreage to show a reduction in the CGO change and a preservation of acreage in the RR zone.
- e. Modify Map 11 to show the reduced extent of ZC 3.
- f. Revise Zoning Change 3 table to reflect the following:
 - i. 15.98 Acre area of change
 - ii. No Creation of Nonconformance
 - iii. Deletion of Tax Accounts 0360792, 0355537, 0355552, 0291724, 0324574, 0374991.
 - iv. Delete “[Under the proposed CGO zone, the existing single-family detached residential dwellings will become nonconforming. The creation of this nonconformity enables the realization of the Future Land Use vision for the area.]”
- g. Edit Map 12 to reflect reduced scale of ZC 3; and

11. Remove Zoning Change 4 and reflect its deletion thusly:
 - a. Revise Map 1 to show deletion of ZC 4.
 - b. Amend Map 3 to show these properties retaining their original RR zoning.
 - c. Revise Table 2 to delete ZC 4 and number sequentially.
 - d. Revise Table 3 to show the maintenance of land in the RR zone.
 - e. Amend Map 10 label to “ZC 3 Existing Zoning”.
 - f. Alter Map 11 label to “ZC 3 Proposed Zoning”.
 - g. Delete ZC 4 from map 11.
 - h. Delete table and header for Zoning Change 4 (ZC 4): RR to RMF-20.
 - i. Edit Map 12 label to state “Location of Zoning Change 3”
 - j. Remove ZC 4 from Map 12; and

12. Create two new Zoning Changes to rezone certain properties along Piscataway Road and Parker Lane from AR and RR to the RSF-95 Zone.
 - a. Revise Map 1 to show new ZC 15 and ZC 16.
 - b. Revise Map 3 to reflect proposed rezonings.
 - c. Amend Table 2 to add ZC 15 and 16 and their acreage.
 - d. Recalculate Table 3 to show addition of RSF-95 zoned land.
 - e. Create Map 27 and 28 showing the existing and proposed zoning of these properties.
 - f. Create Map 29 highlighting their location and context.
 - g. Add new headers and tables displaying ZC 15 and 16 and their zoning change number, current zone, proposed zone, area of change, 200’ scale index map, future land use, nonconformance status, justification, and tax account numbers.
 - h. List the following tax accounts as subject to ZC 15 (AR to RSF-95): 0363630, 4020350, 0363598, 5513976, 2842938.
 - i. List the following tax account as subject to ZC 16 (RR to RSF-95): 0363671.

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 recommendations of the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, as amended by PGCPB No. 2026-058:

Subregion 5 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 *2013 Approved Subregion 5 Master Plan* ("Master Plan") area and was initiated concurrently with the 2026 Subregion 5 Minor Plan Amendment ("Minor Amendment"). The zoning changes support the land use recommendations and other policy recommendations of the Minor Amendment .

The District Council initiated the SMA on April 14, 2026, in conjunction with the Sectional Map Amendment, as authorized by Section 27-3503 of the Zoning Ordinance.

By updating the zoning classifications of certain properties, the SMA guides development, advances the goals of the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), and resolves split-zoned properties. Because each zone has specific uses and limitations (as described in Table 1), the selection of zones dictates the type of development permitted. 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.

The SMA's purpose is to bring zoning into alignment with desired, suitable land uses for a given area, in response to feedback from residents, business owners, other relevant stakeholders, as well as the findings of the market study.

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 "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, industrial uses in a single-family residential zone are considered nonconforming. Therefore, a 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 uses and development pattern of the area.

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)). The SMA has seven (7) zoning changes that result in nonconformance. All seven proposed zoning changes are to a more intense category than the existing zone.

Nonconforming uses resulting from a zoning change 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 sector plan.

Zoning Class Descriptions

Below is a comprehensive list of the 17 zones used in the Subregion 5 SMA. Each of these zones nest into one of the following zoning classifications: Rural and Agricultural, Residential, Nonresidential, Transit-Oriented, Other, or Planned Development.

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 and Preservation)		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.
AR (Agricultural-Residential)		Provides for large-lot single-family detached residential subdivisions, while encouraging the retention of agriculture as a primary land use; encourage the preservation of trees and open spaces; and prevents soil erosion and stream valley flooding
Residential Base Zones		
RE (Residential Estate)		Provides for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots, in order 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 in order to create an estate-like atmosphere; and
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.

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

Zoning Class	Zoning Description
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.
RMF-20 (Residential, Multifamily-20)	Provides suitable sites for high-density multifamily residential development; provides for this type of development at locations recommended by an Area Master Plan or Sector Plan, or at other locations which are found to be suitable by the District Council; supports multifamily development at sites that are proximate to centers or are at appropriate locations along commercial corridors; and ensures compatibility with surrounding lands.
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	
CN (Commercial, Neighborhood)	Provides lands for a range of small-scale, low-intensity retail and service commercial development that provides goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods; and ensures uses, development intensities, and development forms that are consistent with a pedestrian-friendly and neighborhood-scale, traditional main street character, that are well-connected to and compatible with surrounding areas, and that do not attract significant traffic from outside the surrounding neighborhoods.
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.

Zoning Class	Zoning Description
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.
IH (Industrial, Heavy)	Provide lands for intense industrial development that generally requires large sites, as well as industrial uses that are important for the County's economic growth but may impact adjoining lands. Such uses generally involve greater potential for adverse off-site impacts on the environment and surrounding development (e.g., from dust, fumes, smoke, odors, noise, or vibration, or due to exterior movement of vehicles, materials, and goods); accommodates residential uses, particularly as adaptive reuse opportunities; encourages the reuse of existing industrial development; and mitigate potential impacts to surrounding residential neighborhoods.
Transit-Oriented Base Zones	
TAC (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 Zone	
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
Planned Development Zones	
R-PD (Residential Planned Development)	Provide flexibility for the design of innovative, high-quality, planned residential communities that include a mix of residential use types along with a range of complementary and mutually supporting nonresidential land uses that serve the needs of the residents of the development; ensures and support the development of comprehensive pedestrian and bicycle circulation networks, which are separated from vehicular roadways and link residential, commercial, open space, and recreation areas; preserves and supports well-integrated open spaces and recreation facilities for the use of the residents of the planned residential community; ensures that the planned residential community is developed in a manner that does not adversely impact the surrounding communities; and ensures the planned residential community respects the topographic and other environmental characteristics of the site on which it is located.

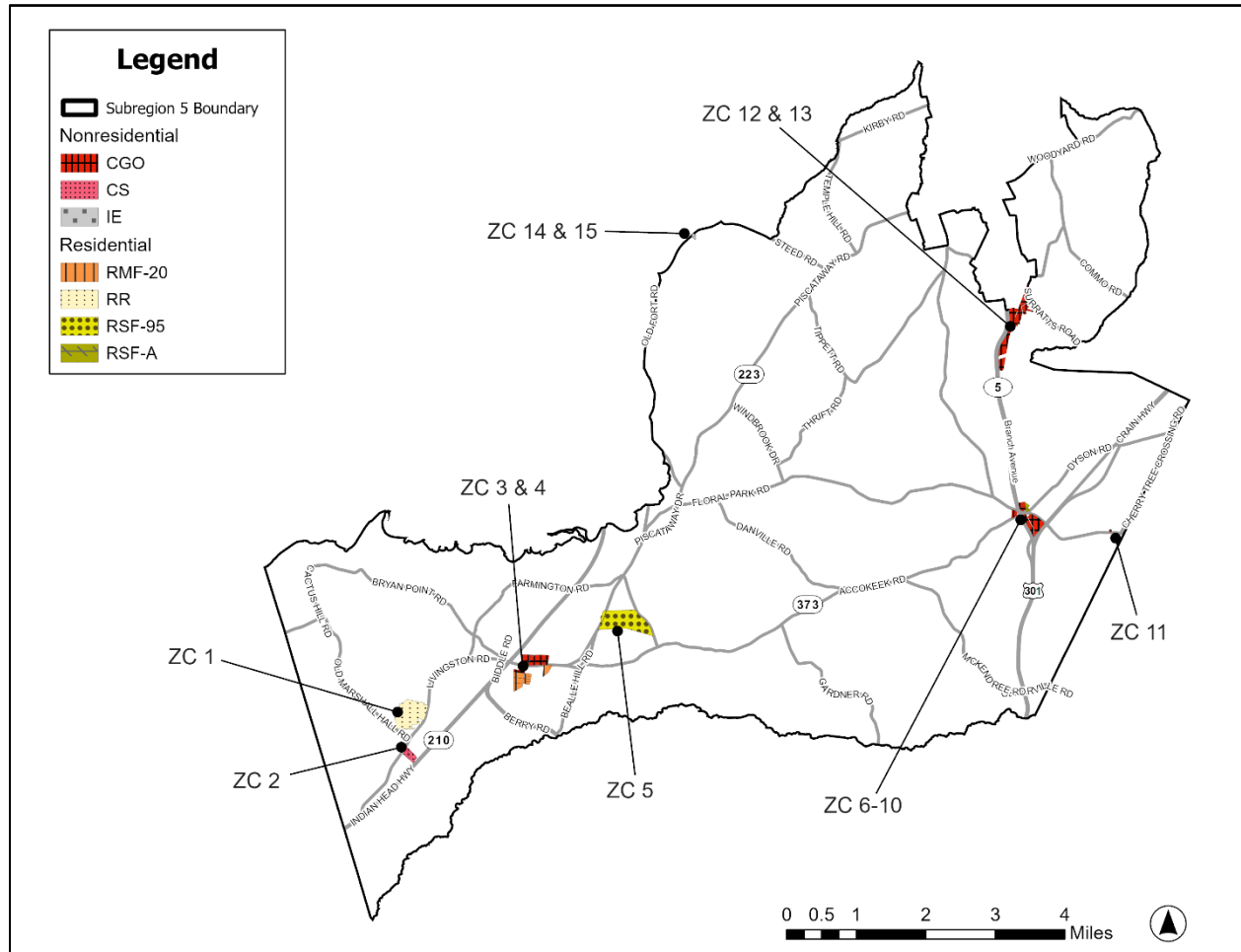
Comprehensive Rezoning Changes

This SMA includes fifteen (15) zoning changes that will align with the Future Land Use Map (FLUM) and support the sector plan's overall vision.

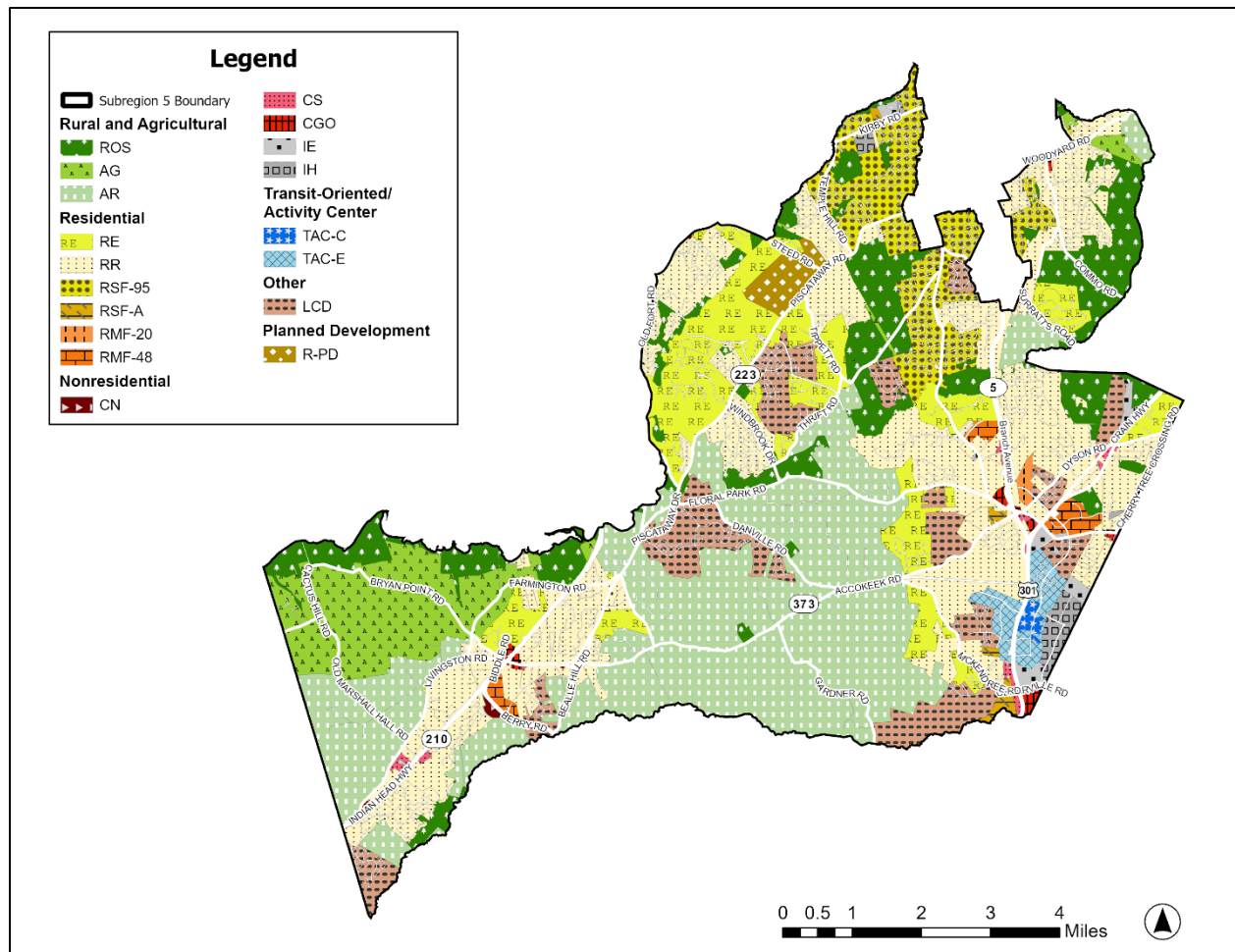
Map 1 shows the location of the proposed zoning changes. The following section provides detail on the proposed zoning changes. These changes are broken out by geography.

All maps displayed in this document have been created by Stantec on behalf of the Prince George's County Planning Department.

Map 1. Zoning Changes



Map 2. Existing Zoning



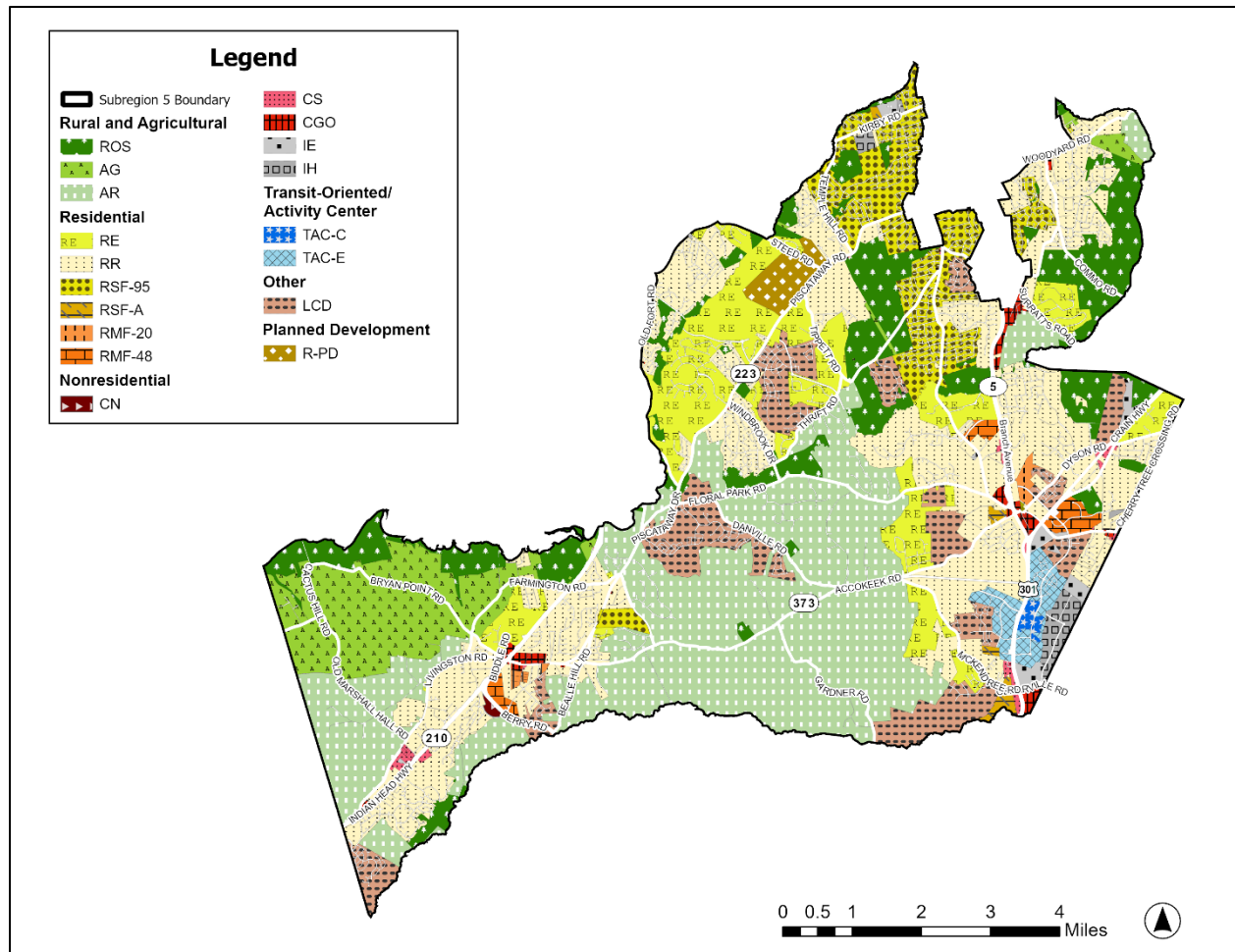
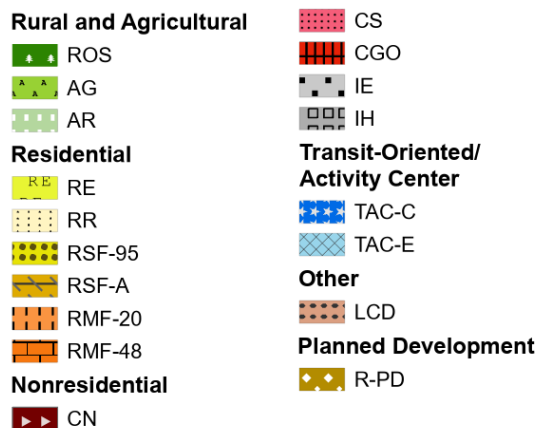
Map 3. Proposed Zoning**Figure 1. Zoning Class Legend**

Table 2. Zoning Changes and Area

Change Identifier	Zoning Change	Area of Change (Acres)
ZC 1	AR to RR	95.60
ZC 2	RR to CS	14.62
ZC 3	RR to CGO	37.81
ZC 4	RR to RMF-20	38.55
ZC 5	RE, RR to RSF-95	121.48
ZC 6	RR to CGO	4.50
ZC 7	RR to CGO	3.44
ZC 8	RR to RSF-A	3.49
ZC 9	CS to CGO	12.45
ZC 10	RR to CGO	7.08
ZC 11	RR to CGO	0.71
ZC 12	RR to CGO	65.41
ZC 13	AR to CGO	8.38
ZC 14	CGO to IE	1.69
ZC 15	RR to IE	0.64

Table 3. Change in Acreage by Zoning Class

Zoning Class	Current Acreage	Proposed Acreage	Net Change
AG	3,427.68	3,427.68	0.00
AR	11,998.55	11,894.57	-103.98
CGO	192.69	330.78	138.09
CN	25.67	25.67	0.00
CS	160.21	162.38	2.17
IE	332.36	334.69	2.33
IH	254.48	254.48	0.00
LCD	3,871.77	3,871.77	0.00
RE	4,409.64	4,292.58	-117.06
RMF-20	76.80	115.35	38.55
RMF-48	323.22	323.22	0.00
ROS	5,943.98	5,943.98	0.00
RR	10,572.88	10,487.81	-85.07
RSF-95	2,558.24	2,679.72	121.48
RSF-A	177.07	180.56	3.49
TAC-C	80.35	80.35	0.00
TAC-E	490.32	490.32	0.00
Not Zoned	53.25	53.25	0.00
Total	44,949.16	44,949.16	-

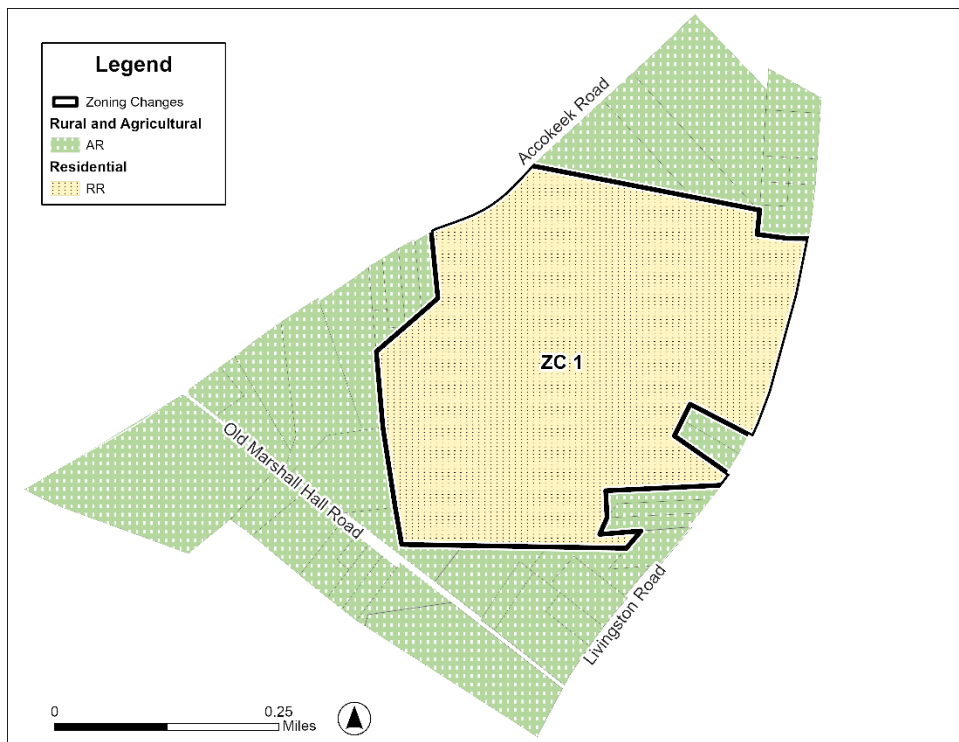
Livingston Road

Zoning Change 1 (ZC 1): AR to RR

Map 4. ZC 1 Existing Zoning

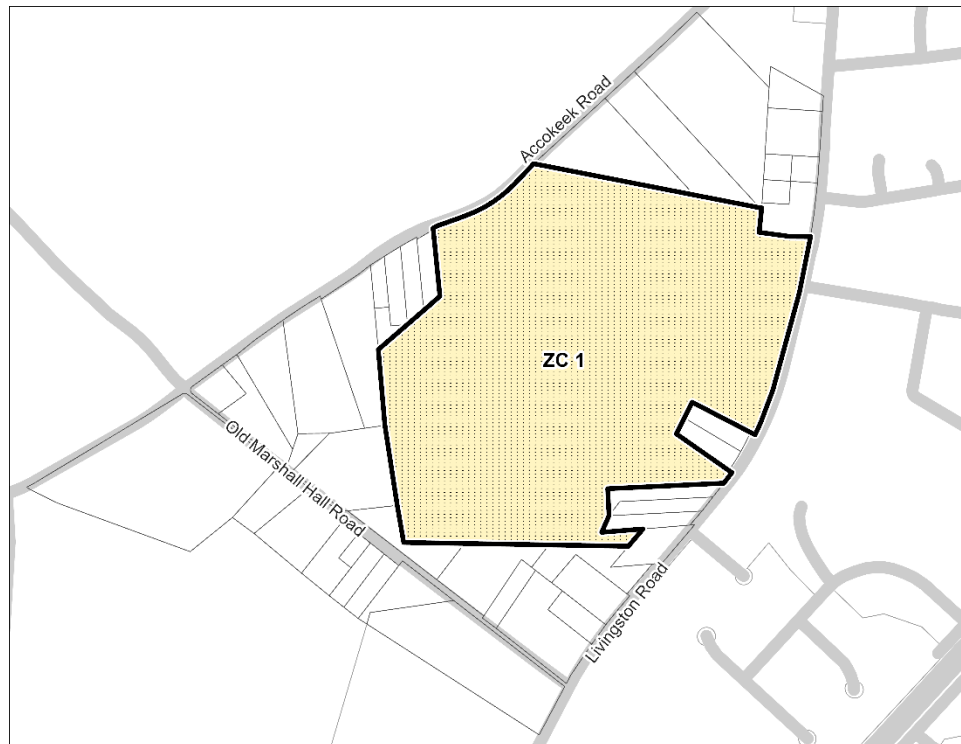


Map 5. ZC 1 Proposed Zoning



Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 1	AR	RR	95.60 Acres	221SW02, 222SW02
Future Land Use		Residential Low		
Does the rezoning create nonconformance?		No		
Justification: Rezoning this property from AR to RR advances the plan’s Future Land use by allowing for the development of low-density residential. The 2026 Minor Plan Amendment supports the creation of micro-units, cottage clusters, or other missing housing types that support aging in place and workforce housing in close proximity to agricultural lands on this property. This rezoning will support the potential for these housing types, as unlike the AR zone, the RR zone is a base zone that is eligible for rezoning to the R-PD zone via a future PD-ZMA. The AR Zone encourages the retention of agriculture as the primary land use, with residential as secondary and cannot implement the land use recommendations of the Minor Plan Amendment in this location.				
Tax Accounts				
0404335, 0404327				

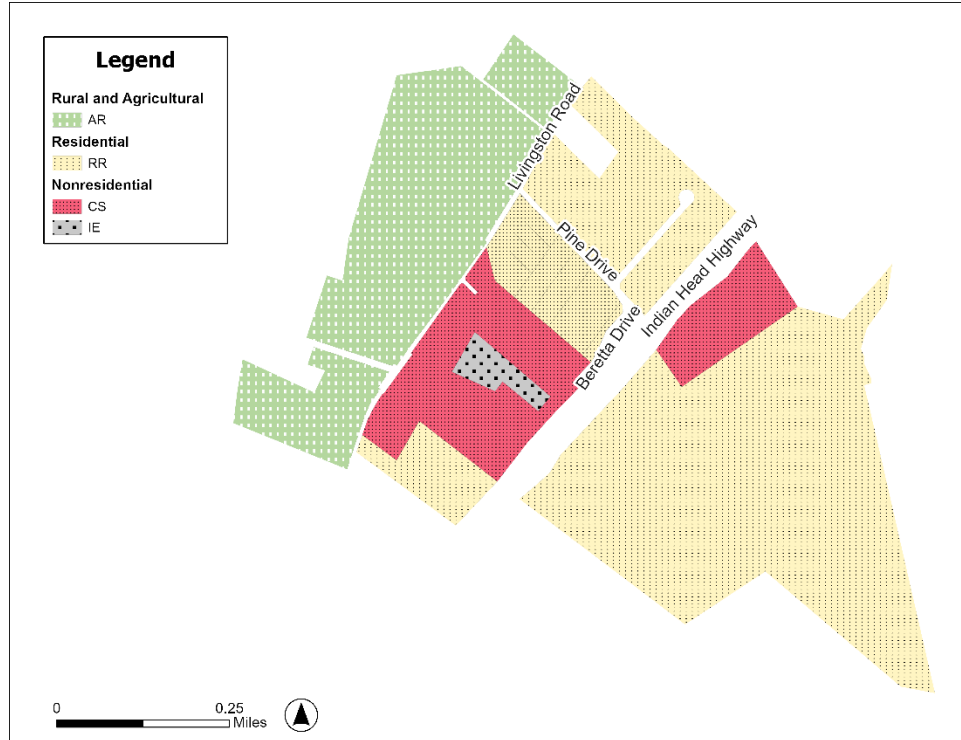
Map 6. Location of Zoning Change 1



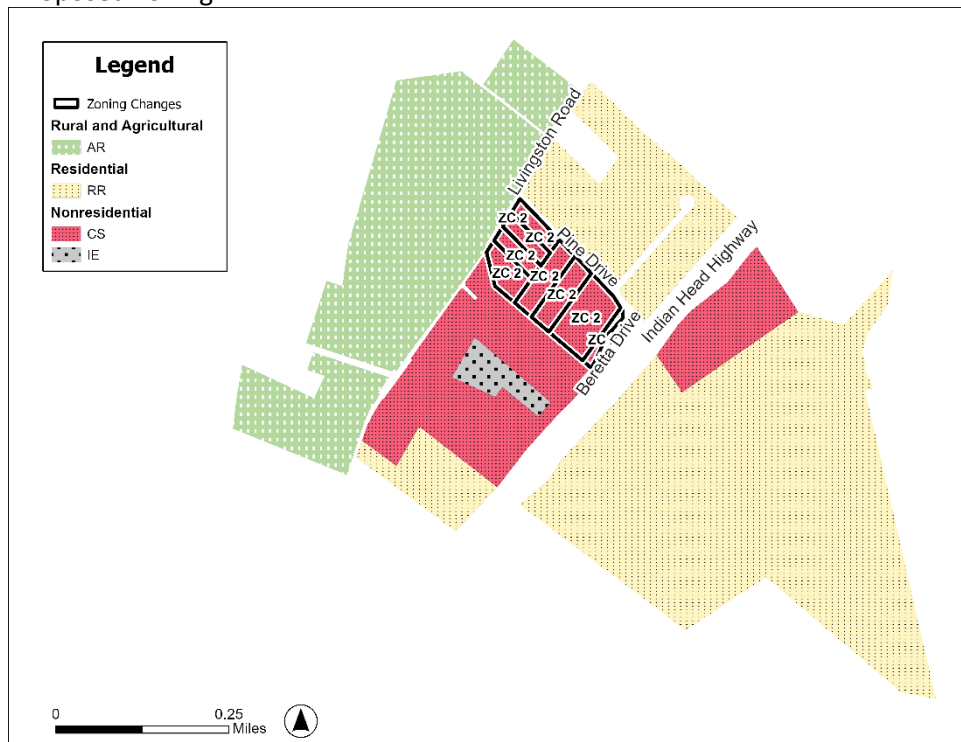
Beretta Drive

Zoning Change 2 (ZC 2): RR to CS

Map 7. ZC 2 Existing Zoning

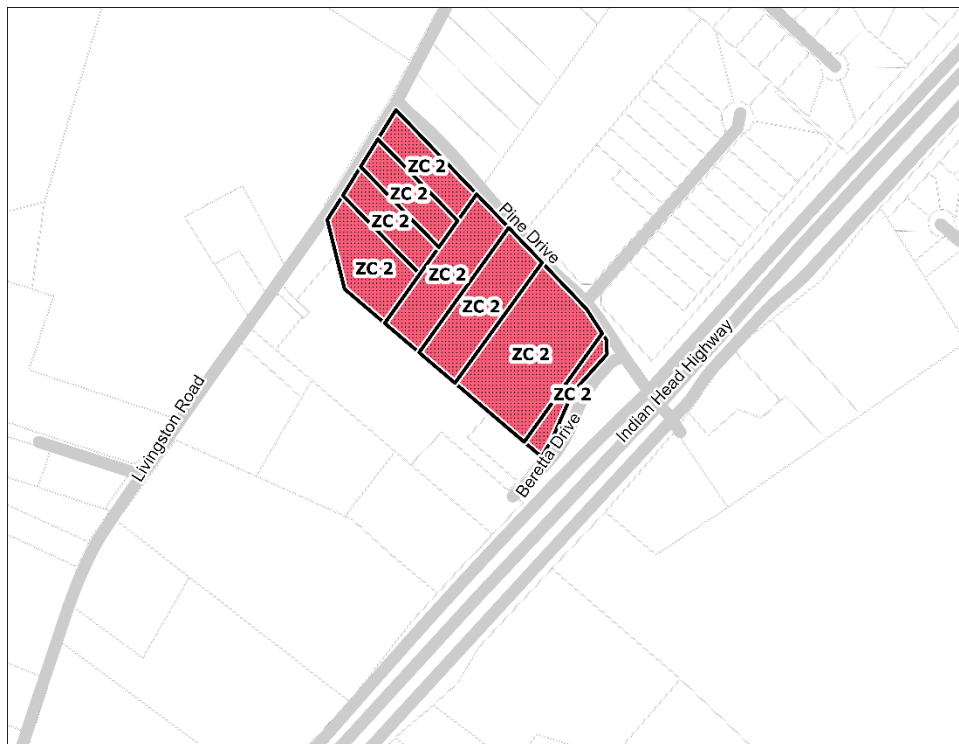


Map 8. ZC 2 Proposed Zoning



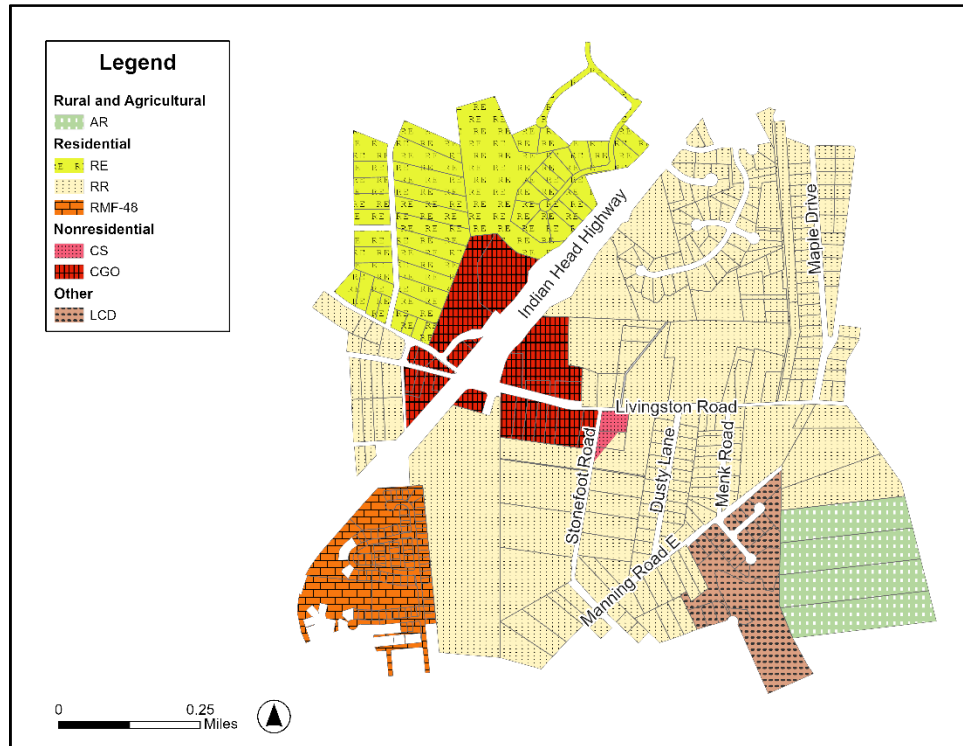
Zoning Change No	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 2	RR	CS	14.62 Acres	222SW02
Future Land Use		Commercial		
Does the rezoning create nonconformance?		Yes		
Justification: These properties front Livingston Road, Pine Drive, and Beretta Drive and are adjacent to existing CS zoned properties. Their location and accessibility make them appropriate for the CS zone, which is intended to feature auto-oriented commercial uses. Additionally, rezoning these properties to CS will create the potential for cohesion amongst the uses on this block. Under the proposed CS zone, the existing single-family detached residential dwellings will become nonconforming. The creation of this nonconformity enables the realization of the Future Land Use vision for the area.				
Tax Accounts				
0283887, 0294769, 0315150, 0313403, 0375501, 0375816, 0375824, 0375832				

Map 9. Location of Zoning Change 2

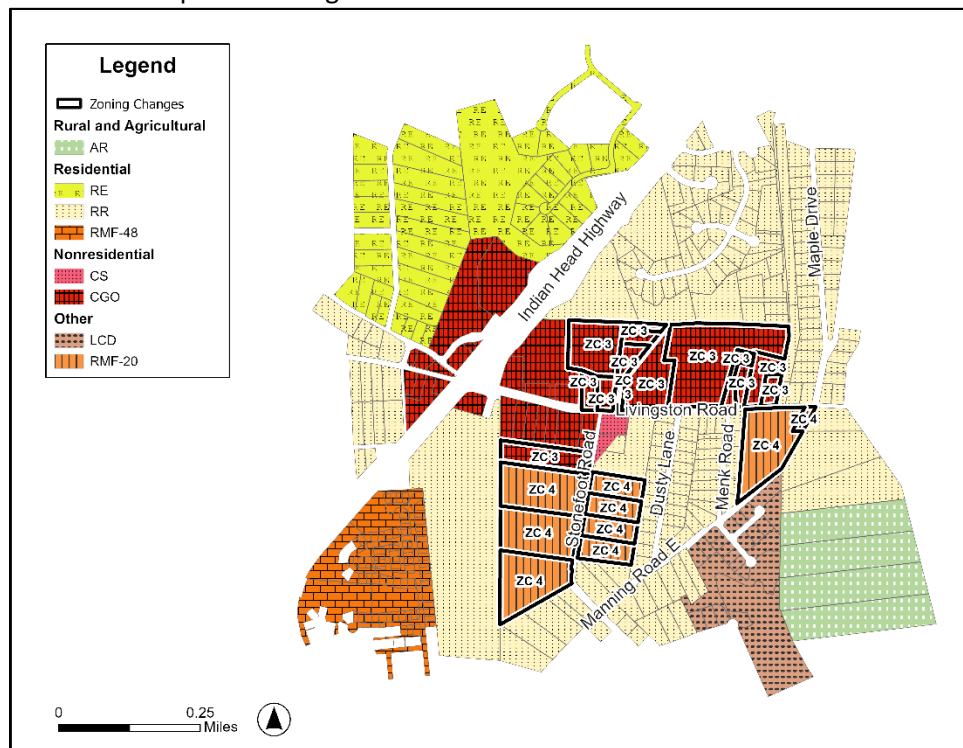


Accokeek

Map 10. ZC 3 and ZC 4 Existing Zoning



Map 11. ZC 3 and ZC 4 Proposed Zoning



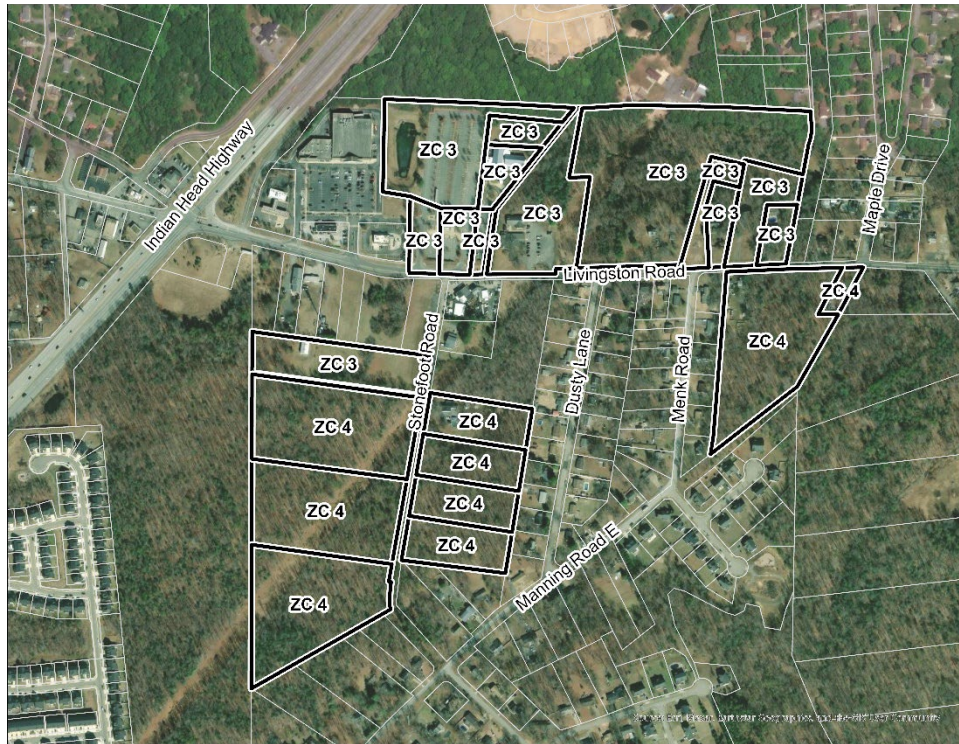
Zoning Change 3 (ZC 3): RR to CGO

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 3	RR	CGO	37.81 Acres	220SE01, 221SE01, 221SW01
Future Land Use		Commercial		
Does the rezoning create nonconformance?		Yes		
Justification: These properties are adjacent to the existing Accokeek Village, which is currently zoned CGO. Extending the CGO Zone will allow for additional retail and housing options in Accokeek, consistent with Minor Plan Amendment recommendations. The current RR zone primarily supports large-lot single-family detached residential neighborhoods. The RR Zone does not implement the Economic Development goal of the Minor Plan Amendment to “support pedestrian-oriented retail” at Accokeek Village. 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. This rezoning supports the realization of the Subregion 5 vision for Accokeek as a residential area with village-scale commercial shopping areas. Under the proposed CGO zone, the existing single-family detached residential dwellings will become nonconforming. The creation of this nonconformity enables the realization of the Future Land Use vision for the area.				
Tax Accounts				
0322651, 0412049, 0291724, 0292045, 0324574, 0312074, 0360792, 0355537, 0355552, 0374991, 0377028, 0388041, 0412031, 0385955				

Zoning Change 4 (ZC 4): RR to RMF-20

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 4	RR	RMF-20	38.55 Acres	221SW01, 221SE01
Future Land Use		Residential High		
Does the rezoning create nonconformance?		Yes		
Justification: These properties are proximate to the existing Accokeek Village, which is currently zoned CGO and is a key commercial node in Accokeek. Rezoning these properties from RR to RMF-20 will strengthen the viability of new retail development along Livingston Road by allowing for higher density housing. The current RR Zone primarily supports large-lot single-family detached residential development. The 2026 Subregion 5 Minor Plan Amendment recommends rezoning to allow for multifamily residential development that supports adjacent commercial uses and provides a transition from the CGO Zone to the adjacent single-family zones. It also includes a policy in the Economic Development Chapter to “Enhance viability of new retail by providing higher density zones in proximity to Accokeek Village Shopping Center” (p. 149). This rezoning supports the realization of the Subregion 5 vision for Accokeek as a residential area with village scale commercial shopping centers. Under the proposed RMF-20 zone, the existing single-family detached residential dwellings will become nonconforming. The creation of this nonconformity enables the realization of the Future Land Use vision for the area.				
Tax Accounts				
0297523, 0294157, 0345538, 0351338, 0375006, 0375014, 0377432, 0399568, 0412585				

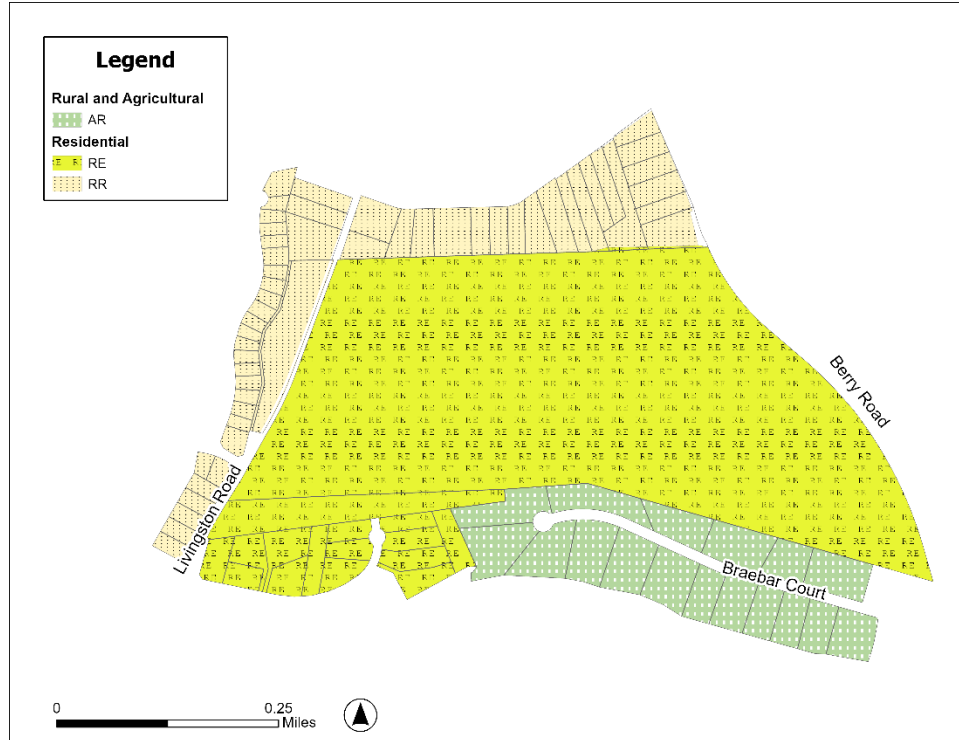
Map 12. Location of Zoning Change 3 and Zoning Change 4



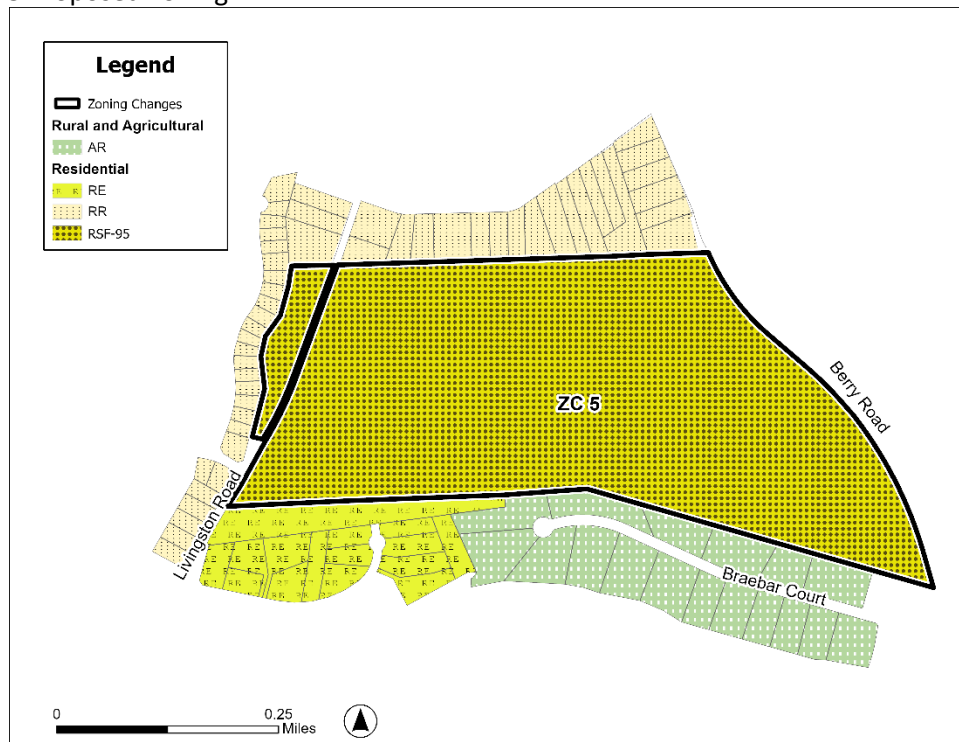
Berry Road

Zoning Change 5 (ZC 5): RE, RR to RSF-95

Map 12. ZC 5 Existing Zoning

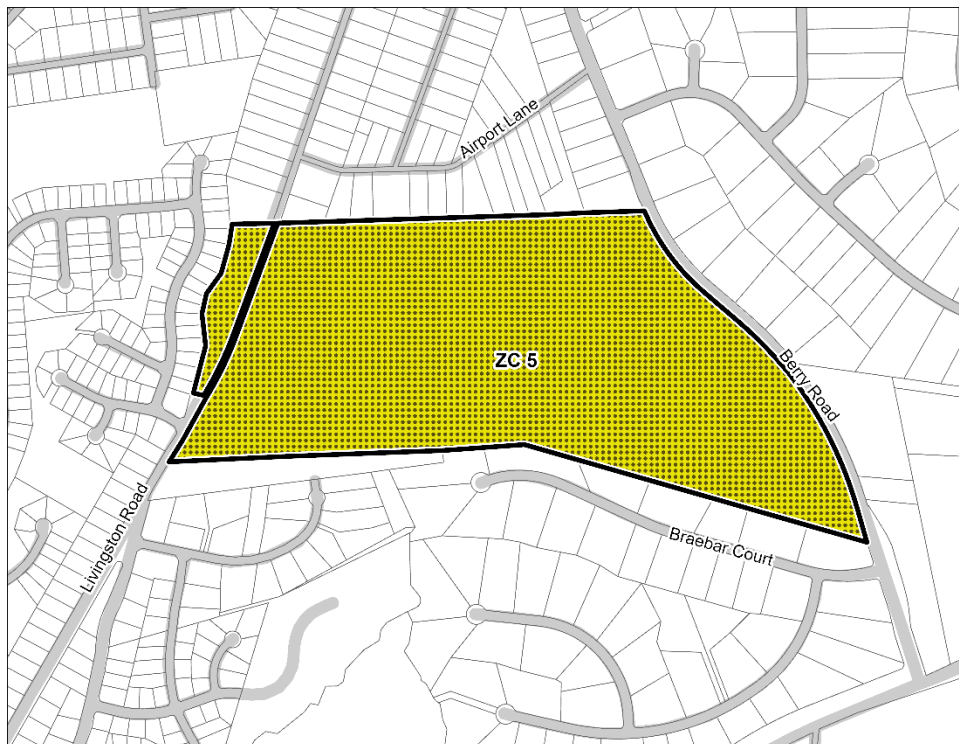


Map 13. ZC 5 Proposed Zoning

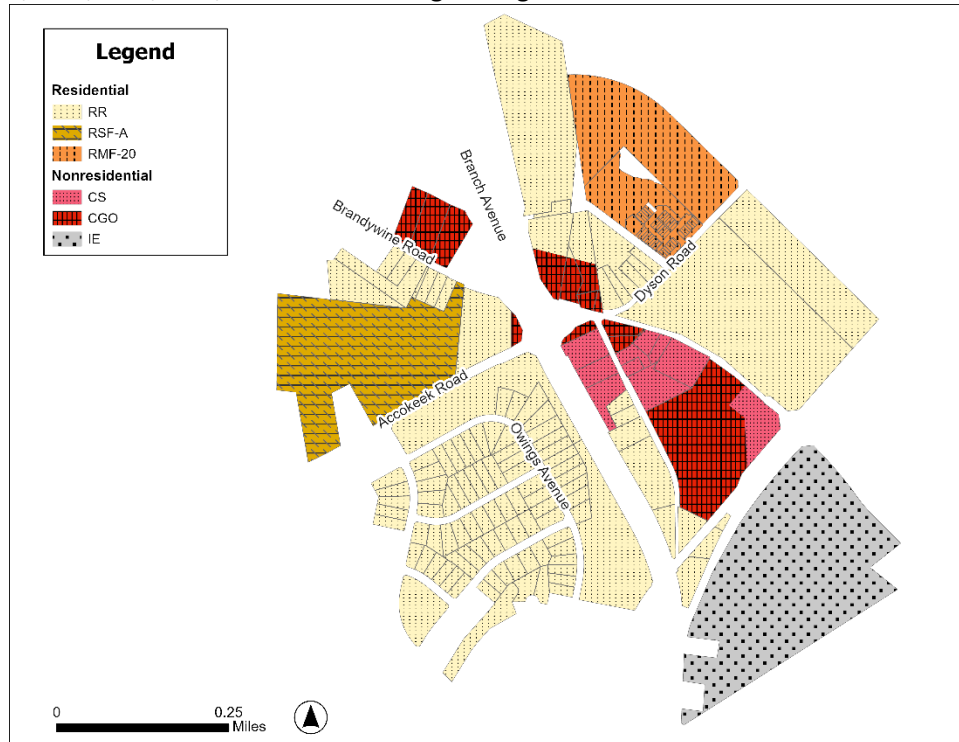
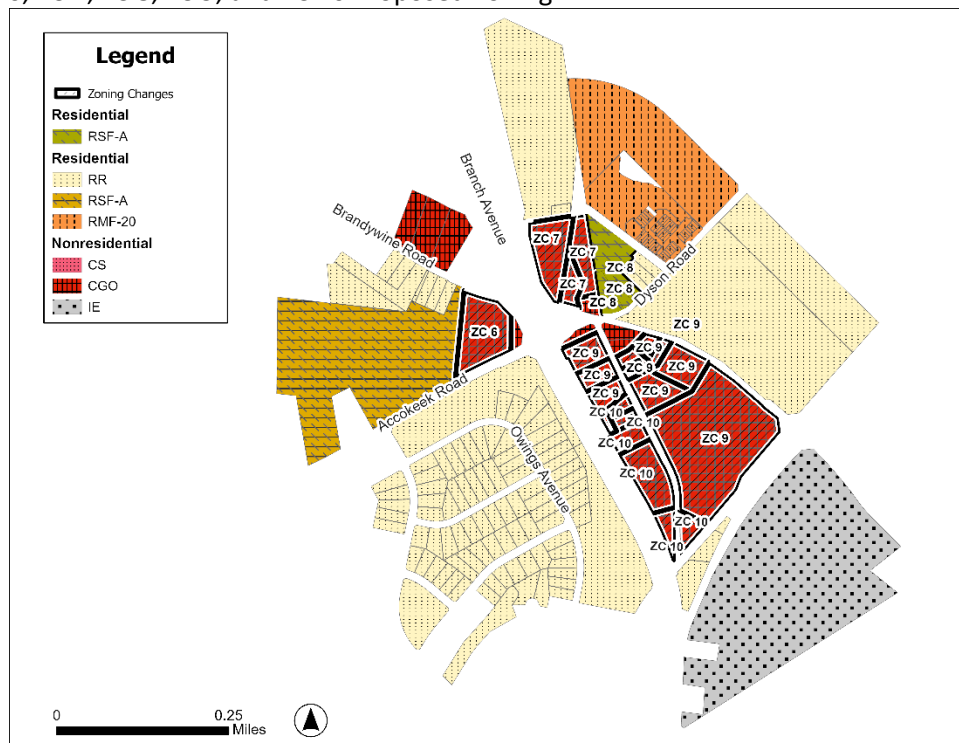


Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 5	RE, RR	RSF-95	121.48 Acres	220SE02
Future Land Use		Residential Medium		
Does the rezoning create nonconformance?		No		
Justification: This property is adjacent to both Livingston Road and Berry Road in Accokeek. Rezoning this property from RE and RR to RSF-95 will provide opportunities for the creation of more housing that is compatible with the surrounding residential character.				
Rezoning this property from RE and RR to RSF-95 advances the plan's Future Land use by allowing for the development of medium-density residential on the identified parcel, similar to the density and lot sizes existing on the east side of Livingston Road.				
Tax Accounts				
3068079				

Map 14. Location of Zoning Change 5



Brandywine

Map 15. ZC 6, ZC 7, ZC 8, ZC 9, and ZC 10 Existing Zoning**Map 16. ZC 6, ZC 7, ZC 8, ZC 9, and ZC 10 Proposed Zoning**

Zoning Change 6 (ZC 6): RR to CGO

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 6	RR	CGO	4.50 Acres	218SE07
Future Land Use		Commercial		
Does the rezoning create nonconformance?		No		
Justification: This property is proximate to MD 5 and fronts Brandywine Road and Accokeek Road. The property's location and accessibility make it an appropriate place for commercial uses. Rezoning from RR to CGO will expand retail options for residents and focus future development in a strategic location along this highly visible corridor.				
This property abuts an existing CGO Zone to the east and an RSF-A zone to the West. Rezoning to CGO will advance the land use concept of the 2026 Minor Plan Amendment by allowing additional business, civic, and mixed-use development along the Branch Avenue corridor near Brandywine and Timothy Branch.				
The current RR Zone supports single-family residential developments with moderately large lots. The RR Zone does not implement the Commercial Future Land Use recommendations of the Minor Plan Amendment in this location.				
Tax Accounts				
1160696				

Zoning Change 7 (ZC 7): RR to CGO

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 7	RR, CGO	CGO	3.44 Acres	218SE07
Future Land Use		Commercial		
Does the rezoning create nonconformance?		No		
Justification: These properties are split between the RR Zone and the CGO Zone. Extending the CGO Zoning classification will align zoning with future land use and will remedy inconsistent zoning across the property.				
Rezoning to CGO will advance the land use concept of the 2026 Minor Plan Amendment by allowing additional business, civic, and mixed-use development along the Branch Avenue corridor near Brandywine and Timothy Branch.				
Tax Accounts				
1174184, 1147826, 9999999				

Zoning Change 8 (ZC 8): RR to RSF-A

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 8	RR	RSF-A	3.49 Acres	218SE07
Future Land Use		Residential Medium-High		
Does the rezoning create nonconformance?		No		
Justification: These properties are located along Brandywine Road in proximity to MD 5. Rezoning these properties from RR to RSF-A will provide additional opportunities for Medium-High density housing. This location is appropriate for more intense housing to advance the Land Use Goal to “Expand existing concentrations of population and employment along the MD 5 Corridor, in a manner that... prioritizes reinvestment in areas with planned transit, and provides housing at transit supportive densities” (p.45). The current zone, Residential, Rural, primarily supports single-family residential developments with moderately large lots. The RR Zone does not implement the Residential Medium-High future land use recommendations of the Minor Plan Amendment. Rezoning to RSF-A will advance the land use concept of the 2026 Minor Plan Amendment by allowing for single-family attached residential development at a location that can transition from the abutting CGO Zone to adjacent single-family zones.				
Tax Accounts				
3855293, 3855285, 3855277				

Zoning Change 9 (ZC 9): CS to CGO

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 9	CS	CGO	12.45 Acres	218SE07
Future Land Use		Commercial		
Does the rezoning create nonconformance?		No		
Justification: These properties are located on MD 5 and Brandywine Road. Their location and accessibility make them an appropriate location for increasing density and diversity of uses. This rezoning supports the Land Use Goal of “Expand(ing) existing concentrations of population and employment along the MD 5 Corridor” by providing more land for dense housing and commercial and office uses. The CS Zone is largely intended to feature auto-oriented commercial uses and medium- to moderately high-density residential. CGO provides for a diverse range of business, civic, and mixed use development in a form that balances automobile access and pedestrian friendliness.				
Tax Accounts				
5705163, 5705174, 5705185, 1178813, 1188523, 1147784, 1153477, 1158351, 1156926, 5666072				

Zoning Change 10 (ZC 10): RR to CGO

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 10	RR	CGO	7.08 Acres	218SE07
Future Land Use		Commercial		
Does the rezoning create nonconformance?		Yes		
Justification: These properties front MD 5 and US 301. Rezoning these properties from RR to CGO will expand potential retail and housing options.				
The current zone, Residential, Rural, primarily supports single-family residential developments with moderately large lots. The RR Zone does not implement the commercial future land use recommendations of the Minor Plan Amendment. Rezoning to CGO advances the land use concept of the 2026 Minor Plan Amendment by allowing for additional business, civic, and mixed-use development along the Branch Avenue Corridor and in proximity to Brandywine Town Center and Timothy Branch.				
Under the proposed CGO zone, the existing single-family detached residential dwellings will become nonconforming. The resulting nonconformity enables the realization of the Future Land Use vision for the area.				
Tax Accounts				
3005758, 3005766, 1176726, 1176734, 1171552, 1171545				

Map 17. Location of Zoning Change 6, 7, 8, 9, and 10

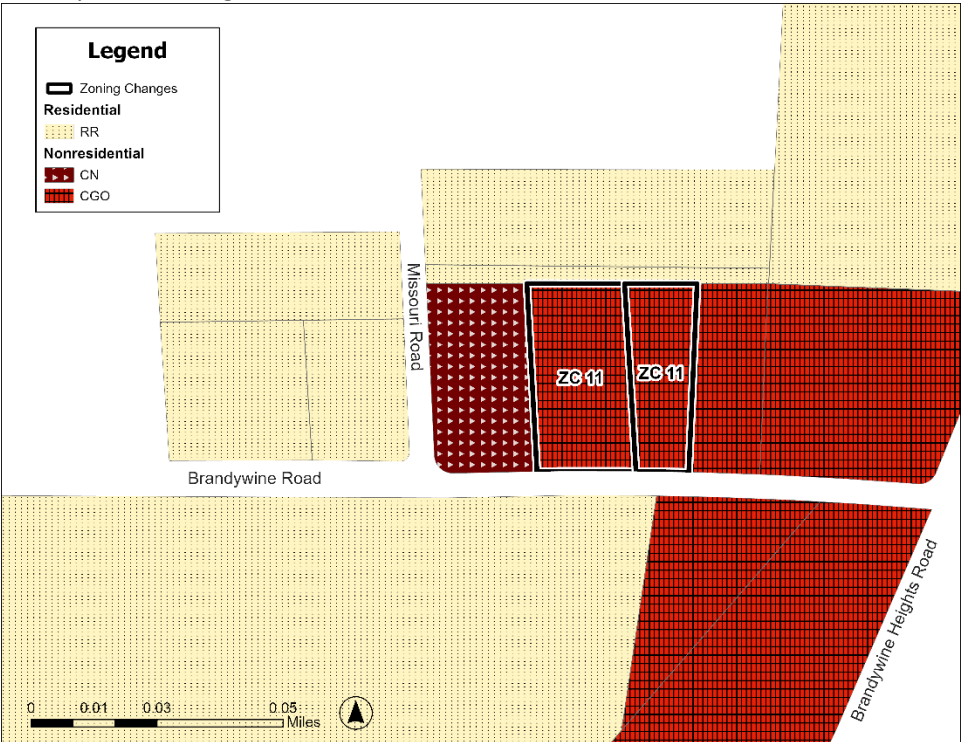


Zoning Change 11 (ZC 11): RR to CGO

Map 18. ZC 11 Existing Zoning



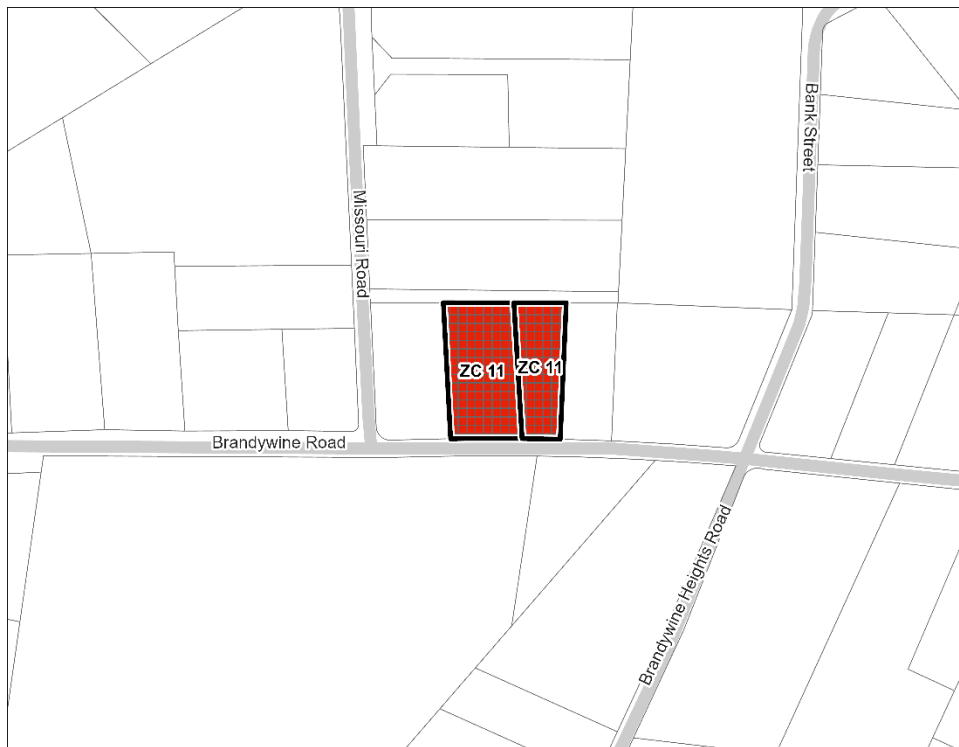
Map 19. ZC 11 Proposed Zoning



Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
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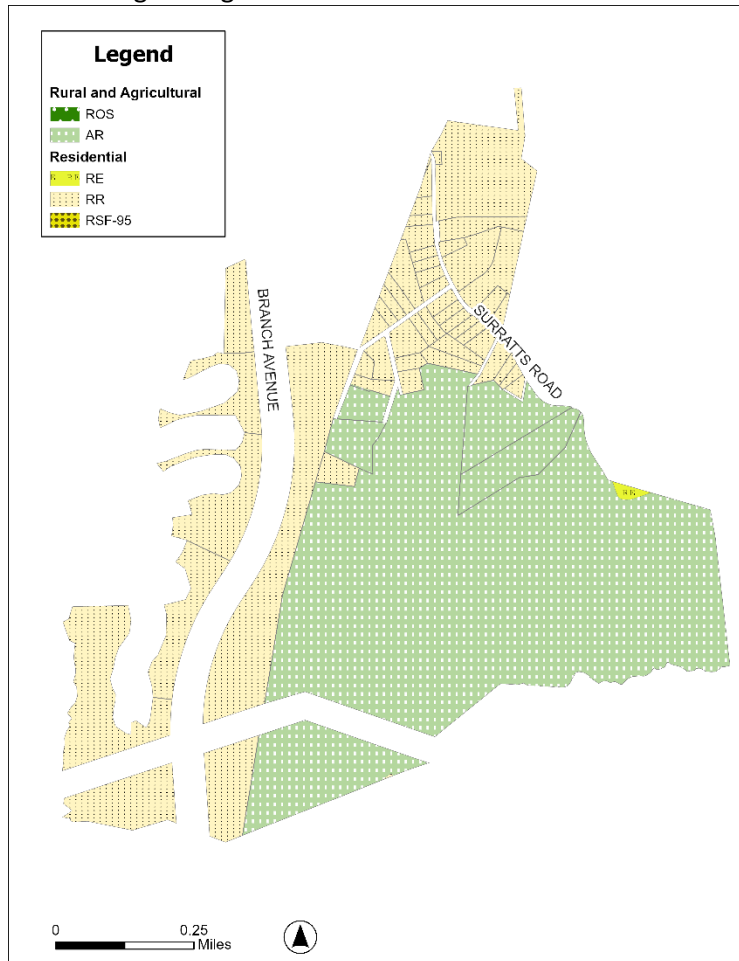
ZC 11	RR	CGO	0.71 Acres	218SE08
Future Land Use		Commercial		
Does the rezoning create nonconformance?		Yes		
Justification: These properties front Brandywine Road and are adjacent to other commercial zones. Rezoning them to CGO will create cohesion amongst the land uses on this block. This rezoning also aligns zoning with future land use to advance the vision of the Minor Plan Amendment in this area. The plan recommends rezoning these parcels to allow additional business, civic, and mixed-use development. Under the proposed CGO zone, the existing single-family detached residential dwellings will become nonconforming. The creation of this nonconformity enables the realization of the Future Land Use vision for the area.				
Tax Accounts				
1161298, 1147172				

Map 20. Location of Zoning Change 11

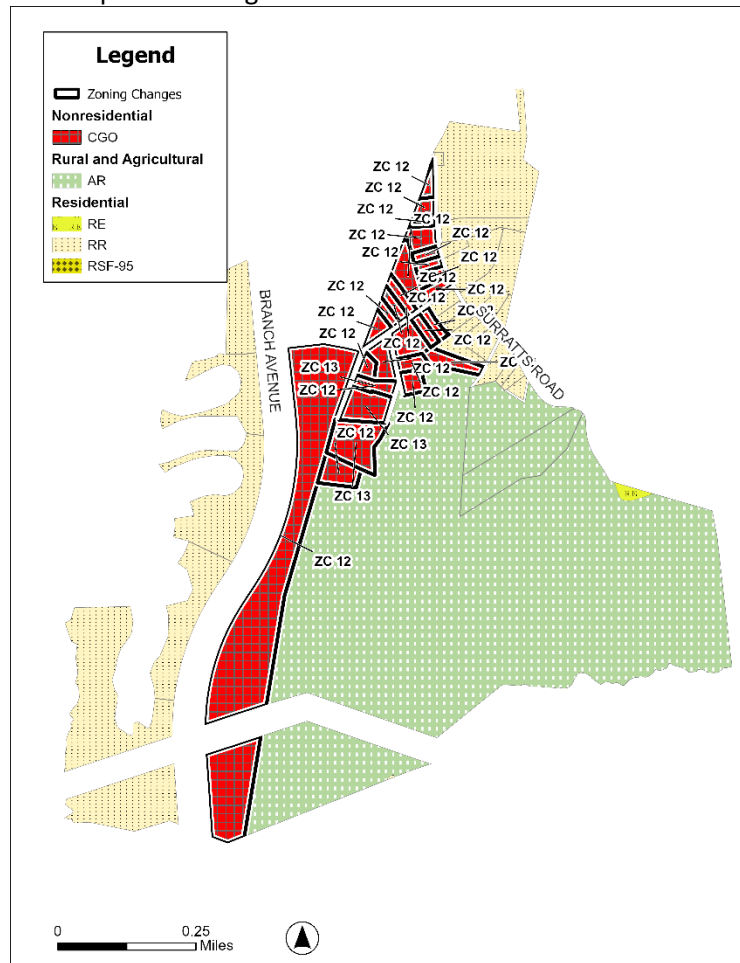


MedStar Southern Maryland Hospital Medical Innovation Campus

Map 21. ZC 12 and ZC 13 Existing Zoning



Map 22. ZC 12 and ZC 13 Proposed Zoning



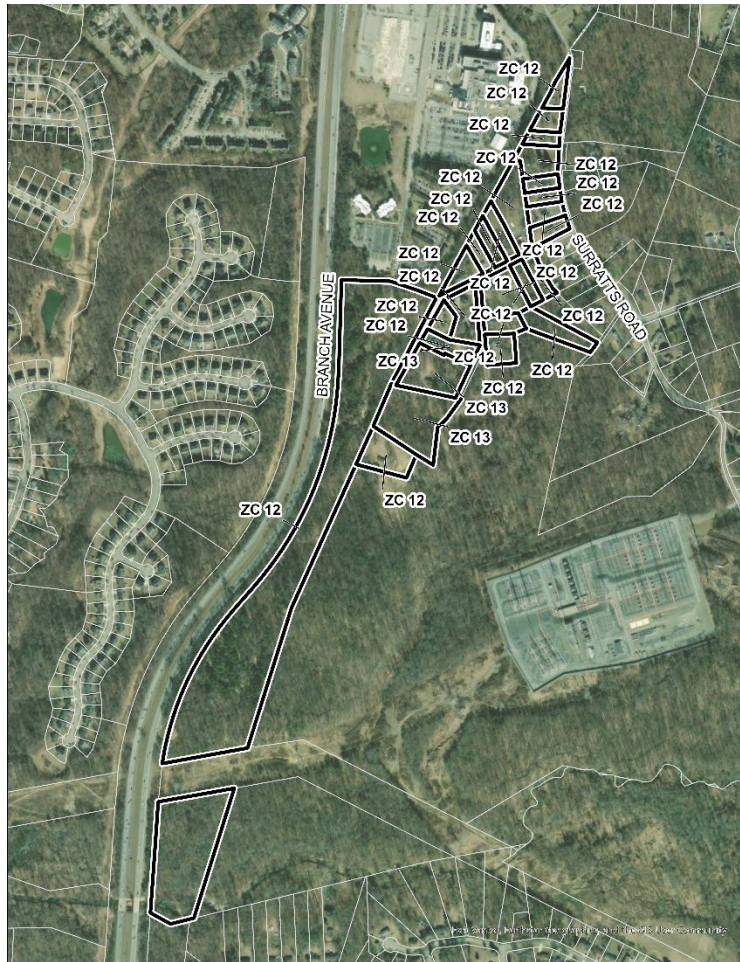
Zoning Change 12 (ZC 12): RR to CGO

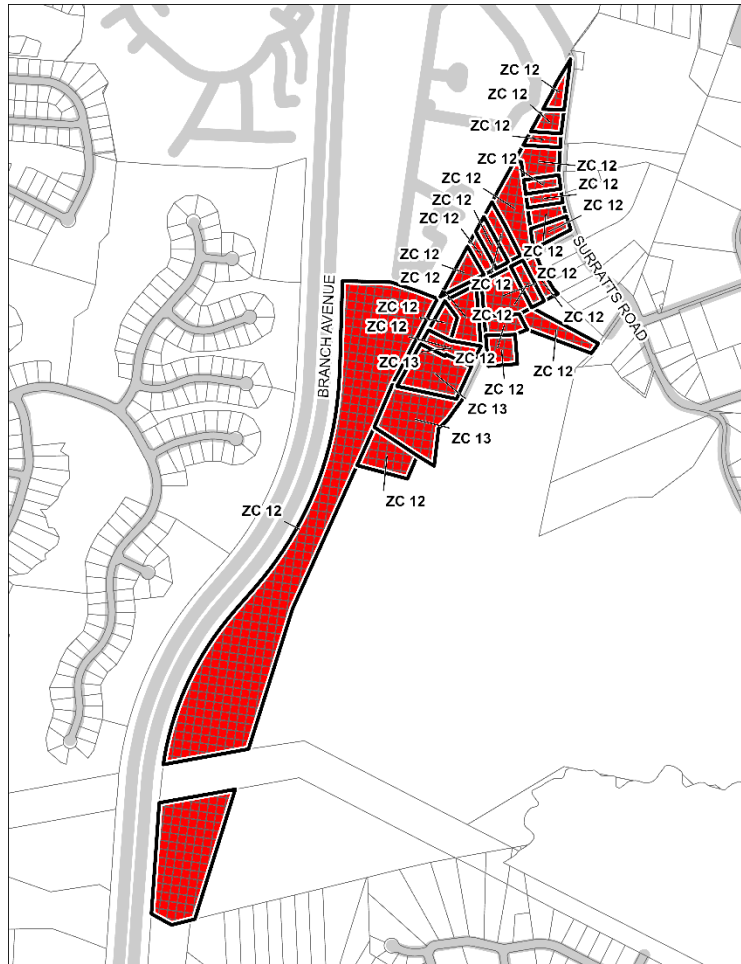
Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 12	RR	CGO	65.41 Acres	214SE07
Future Land Use		Institutional		
Does the rezoning create nonconformance?		Yes		
Justification: The proximity of these properties to the MedStar Southern Maryland Hospital Center makes them appropriate for zoning that allows for a greater mix of uses to enable the creation of a medical innovation campus. The upcoming Medical Innovation Campus Feasibility Study designates this area as part of the Innovation Core as it is within a 10-minute walk of the proposed SMRT station. This core area is imagined as integrating medical uses with retail, amenities, open spaces, and medium- to high-density residential uses. The southernmost part of this zoning change is in the “South Village” which is envisioned as supporting a variety of housing types or innovation-supporting non-residential uses like office space, laboratory space, or educational and/or vocational space. The current zone, Residential, Rural primarily supports single-family residential developments with moderately large lots and does not allow for implementation of the recommendations of the Medical Innovation Campus Feasibility Study for a mixed-use campus. Under the proposed CGO zone, the existing single-family detached residential dwellings will become nonconforming. The creation of this nonconformity enables the realization of the Future Land Use vision for the area.				
Tax Accounts				
0881805, 0938456, 0941153, 0924142, 0988253, 0982231, 0980615, 0861120, 0906438, 0982165, 0852566, 0956714, 0854570, 0868851, 0875005, 0870337, 0883058, 0880948, 0856120, 0948505, 0958470, 0875989, 0895961, 0948562, 0898510, 0954388, 0982363, 0954370, 0976019				

Zoning Change 13 (ZC 13): AR to CGO

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 13	AR	CGO	8.38 Acres	214SE07
Future Land Use		Institutional		
Does the rezoning create nonconformance?		Yes		
Justification: These properties' proximity to the MedStar Southern Maryland Hospital Center makes them appropriate for zoning that allows for a greater mix of uses to allow for the creation of a medical innovation campus. The upcoming Medical Innovation Campus Feasibility Study designates this area as part of the Innovation Core as it is within a 10-minute walk of the proposed SMRT station. This core area is imagined as integrating medical uses with retail, amenities, open spaces, and medium- to high-density residential uses. The current zone, Agricultural-Residential, primarily supports large-lot single-family detached residential subdivisions, and the retention of agriculture as a primary land use. The AR Zone does not implement the recommendations of the Medical Innovation Campus Feasibility Study for a mixed-use campus here. Under the proposed CGO zone, the existing single-family detached residential dwellings will become nonconforming. The creation of this nonconformity enables the realization of the Future Land Use vision for the area.				
Tax Accounts				
0941153, 3594447, 0872085				

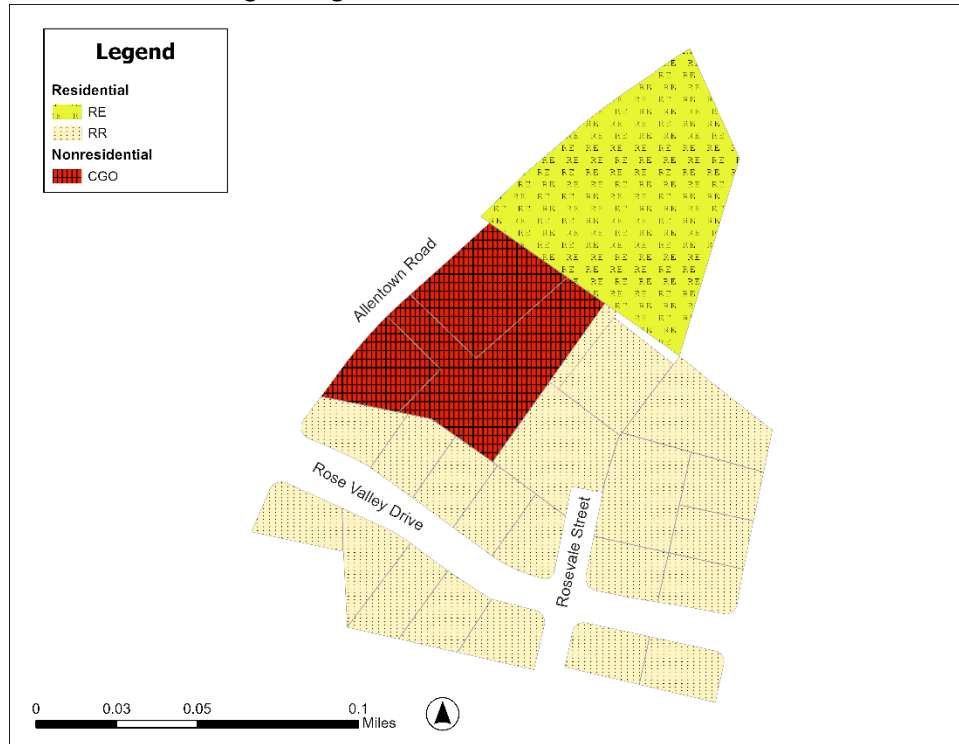
Map 23. Location of Zoning Change 12 and Zoning Change 13



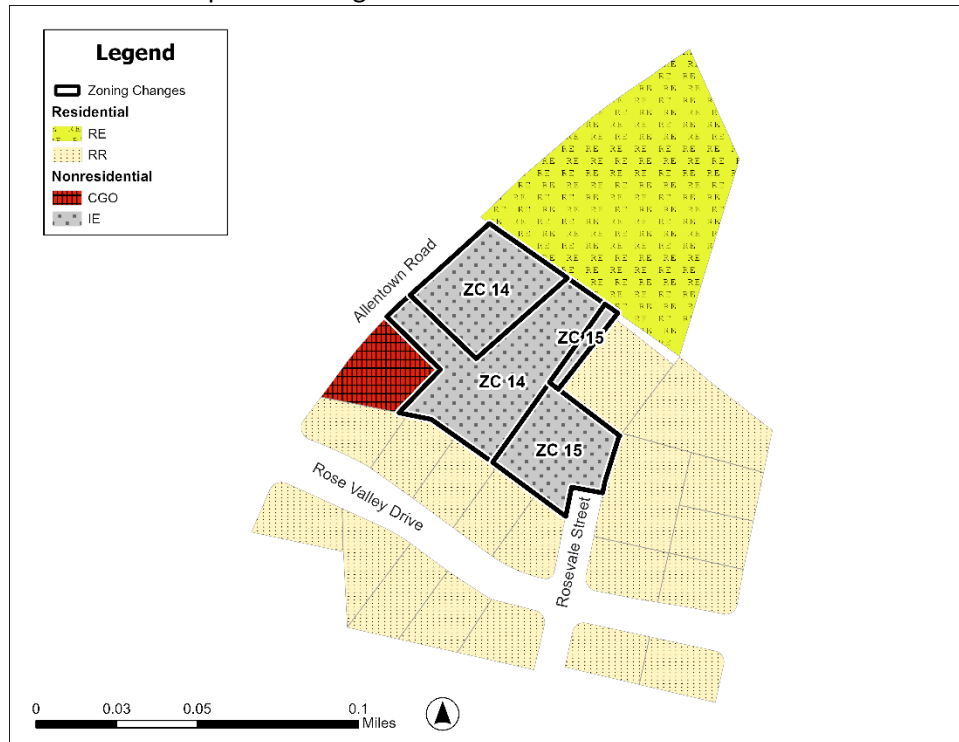


Allentown Road

Map 24. ZC 14 and ZC 15 Existing Zoning



Map 25. ZC 14 and ZC 15 Proposed Zoning



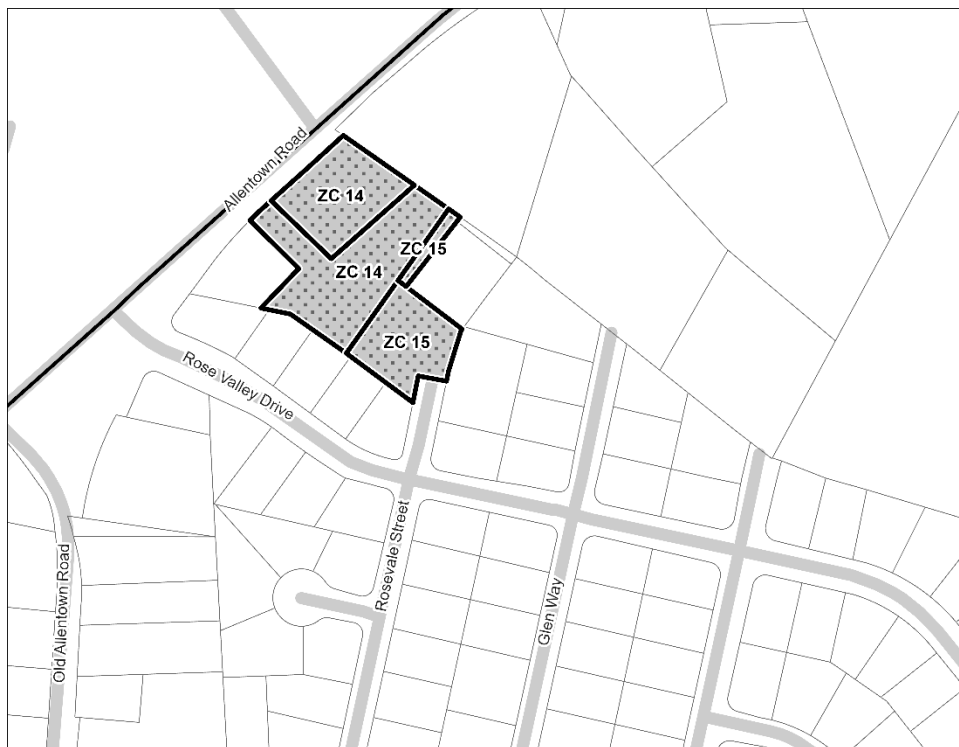
Zoning Change 14 (ZC 14): CGO to IE

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 14	CGO	IE	1.69 Acres	212SE03
Future Land Use		Industrial/Employment		
Does the rezoning create nonconformance?		No		
Justification: Rezoning these properties from CGO to IE will align existing land uses with the appropriate base zoning, ensuring consistency and long-term operational stability for current businesses. This rezoning also supports the realization of the Subregion 5 vision by aligning zoning with Future Land Use.				
Tax Accounts				
0401216, 0401208				

Zoning Change 15 (ZC 15): RR to IE

Zoning Change No.	Current Zone	Proposed Zone	Area of Change	200' Scale Index Map
ZC 15	RR	IE	0.64 Acres	212SE03
Future Land Use		Industrial/Employment		
Does the rezoning create nonconformance?		No		
Justification: Rezoning these properties from the RR Zone to the IE Zone will align the existing land uses with the appropriate base zoning, ensuring consistency and long-term operational stability for current businesses. This rezoning supports the realization of the Subregion 5 vision by aligning zoning with Future Land Use.				
Tax Accounts				
0401331, 0401307				

Map 26. Location of Zoning Change 14 and 15



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 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment 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, the acceptance and processing of Zoning Map Amendment applications within the area of the endorsed Sectional Map Amendment have been 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 Subregion 5 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 and any amendments 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 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, as amended by PGCPB No. 2026-58, 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 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 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	“• <u>It serves as a policy guide for the classification of land into zoning districts that regulates land use</u> ” 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
7	“Centers are intended to function as <u>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> ”	Delete “-”.	p. 45/30

Revision No.	Issue/Error	Correction/Clarification	Page #
	Errant dash where a space should be.		
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</u> transit service (<u>SMRT</u>) in the MD 5/US 301 corridor, particularly at <u>Brandywine Crossing</u> and the location of the proposed <u>SMRT</u> stops at <u>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
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 <u>the Rural and Agricultural Area</u> [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

Revision No.	Issue/Error	Correction/Clarification	Page #
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...” “Area” should be plural.	Add “s” to “Area” to read as “Areas”.	p. 59/44
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 by <u>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] 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...” Unnecessary ellipsis.	Delete ellipsis.	p. 126-127/117-118
24	“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).” 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

Revision No.	Issue/Error	Correction/Clarification	Page #
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.” Two spaces between Master and Plan.	Delete extra space.	SMA 1
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	Add period and space after “(p. 149)”.	SMA 15

Revision No.	Issue/Error	Correction/Clarification	Page #
	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.”” 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