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

Resolution No. CR-113-2026

Proposed by The Chair (by request – Planning Board)

Introduced by Council Member Adams-Stafford

Co-Sponsors

Date of Introduction October 20, 2026

RESOLUTION

A **RESOLUTION** concerning

The Port Towns Sector Plan

For the purpose of approving, with amendments herein based on the joint public hearing record of testimony, as an Act of the County Council of Prince George's County, Maryland sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, the *Port Towns Sector Plan*, thereby approving a new vision to guide growth and redevelopment for the Port Towns areas comprised of portions of Planning Areas 68 and 69, an area generally encompassing the municipal boundaries of Bladensburg and also includes properties south of MD 450 (Annapolis Road) to MD 295 (Baltimore-Washington Parkway); municipal boundaries of Cottage City; municipal boundaries of Edmonston, and some properties east of Edmonston's municipal boundary, west of Bladensburg municipal boundary, and south of Carters Lane; and the municipal boundaries of Colmar Manor and some properties north of the District of Columbia boundary and west of the Anacostia River.

WHEREAS, on October 24, 2023, the County Council of Prince George's County, Maryland, sitting as the District Council, adopted Council Resolution CR-094-2023, thereby directing the initiation and preparation of a new plan and concurrent Sectional Map Amendment (SMA) by the Planning Director and Planning Board of the Maryland-National Capital Park and Planning Commission, pursuant to Section 27-3502(c) and Section 27-3503(b)(1)(A) of the Zoning Ordinance; and

WHEREAS, the District Council, by way of its adoption of CR-094-2023, and pursuant to the prescriptions of Sections 27-3502(c)(2) of the County Zoning Ordinance, also endorsed

Goals, Concepts, and Guidelines, a Public Participation Program, and the timeframes for preparation and approval of the plan to guide the preparation of the plan, and to establish plan area boundaries for the Port Towns Sector Plan; and

WHEREAS, as part of the approved Public Participation Program, the planning staff of the Maryland-National Capital Park and Planning Commission engaged community leaders and residents, business and property owners, advocacy groups, nonprofit organizations, developers, as well as municipal, County, State and Regional agencies; and

WHEREAS, on October 30, 2025, the Planning Board granted permission to print the Preliminary Plan and its concurrent Proposed SMA and release those to the public pursuant to Section 27-3502(d); and

WHEREAS, on May 11, 2026, the District Council and the Planning Board held a duly-advertised joint public hearing on the Preliminary Port Towns Sector Plan and its concurrent SMA; and

WHEREAS, pursuant to Section 27-3502(f)(5) of the Zoning Ordinance, the County Executive, the District Council, and each municipality whose territorial boundaries are within or abut the area affected by the plan reviewed the public facilities recommendations of the Port Towns Sector Plan in order to identify inconsistencies between the proposed public facilities recommended within the preliminary plan and existing or proposed County and State public facilities, as embodied in the District Council Resolution CR-078-2026 adopted on July 21, 2026; and

WHEREAS, on July 23, 2026, pursuant to Section 27-3502(f)(3) of the Zoning Ordinance, the Planning Board voted to accept into the public hearing record two pieces of testimony received by the Clerk of the County Council after the close of record at 5:00 p.m. on May 26, 2026 (Exhibits T-1 and T-2 to Planning Board Resolution PGCPB No. 2026-048); and

WHEREAS, on July 23, 2026, the Prince George's County Planning Board held a public work session to review the analysis of testimony, transcripts, oral testimony provided at the Joint Public Hearing on May 11, 2026, and written testimony (exhibits) contained within the hearing record, and consider the recommendations and public hearing testimony; and

WHEREAS, on September 3, 2026, the Prince George's County Planning Board adopted the Preliminary Port Towns Sector Plan with amendments in response to the public hearing testimony as described in Prince George's County Planning Board Resolution PGCPB No. 2026-

048; and

WHEREAS, the Adopted Port Towns Sector Plan, Prince George's County Planning Board Resolution PGCPB No. 2026-048 and other supporting documents were transmitted to the District Council on September 9, 2026; and

WHEREAS, on September 29, 2026, the District Council held a public work session, convened as the Committee of the Whole, to review the Adopted Port Towns Sector Plan and analysis of testimony; and

WHEREAS, on September 29, 2026, by favorable Committee of the Whole, the Council directed County Council staff to prepare a Resolution of Approval for the Port Towns Sector Plan; and

WHEREAS, in accordance with Section 27-3502(g)(11), the Port Towns Sector Plan conforms to the principles of orderly, comprehensive land use planning and staged development and the District Council has considered all factors relevant to protecting the health, safety, and welfare of the citizens of the County; and

WHEREAS, upon approval by the District Council, the Port Towns Sector Plan will amend the 2014 *Prince George's 2035 Approved General Plan* by defining the boundary of the Port Towns Neighborhood Center; amending the boundary of the Riverdale MARC Neighborhood Center; and amending Table 21 by eliminating vehicular level-of-service (LOS) requirements within the Port Towns Neighborhood Center; and

WHEREAS, upon approval by the District Council, the Port Towns Sector Plan will amend the 2009 *Countywide Master Plan of Transportation* and the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation, and Open Space* for the areas within the plan boundaries; and

WHEREAS, upon approval by the District Council, the Port Towns Sector Plan will replace 2009 *Approved Port Towns Sector Plan* in its entirety, the 1994 *Approved Master Plan for Planning Area 68* for the portion of Planning Area 68 within this Sector, and the 2018 *Approved Greater Cheverly Sector Plan* for the portion of Planning Area 69 within this Sector; and

WHEREAS, a sectional map amendment was prepared concurrently with this plan to implement the plan's zoning recommendations; and

NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's

County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, that the Port Towns Sector Plan, as adopted by the Planning Board within PGCPB No. 2026-048 on September 3, 2026, is hereby APPROVED.

BE IT FURTHER RESOLVED that the planning staff is hereby authorized to make appropriate textual and graphical revisions to the plan to correct identified errors, reflect updated information and revisions, and otherwise incorporate the changes reflected in this Resolution, Errata Sheet, and PGCPB No. 2026-048.

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

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

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

Adopted this 20th day of October, 2026.

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

BY: _____
Krystal Oriadha
Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council