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

Resolution No. CR-114-2026

Proposed by Council Member Adams-Stafford

Introduced by Council Member Adams-Stafford

Co-Sponsors

Date of Introduction October 20, 2026

RESOLUTION

A **RESOLUTION** concerning

The Port Towns Sectional Map Amendment

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 Sectional Map Amendment (SMA), thereby setting forth and adopting detailed zoning proposals 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, upon approval by the District Council, this SMA will amend the Prince George's County Zoning Map for portions of Planning Areas 68 and 69; and

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

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 initiation and preparation of a new plan and concurrent Sectional Map Amendment by

the Planning Director and the 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 Port Towns Sectional Map Amendment was initiated to implement the comprehensive zoning recommendations of the Port Towns Sector Plan, and ensure that future development is consistent with County policies; and

WHEREAS, the boundaries of this sectional map amendment are contiguous to those of the Approved Port Towns Sector Plan; and

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

WHEREAS, pursuant to Section 27-3503(b)(2) of the Zoning Ordinance the Planning Director of the Maryland-National Capital Park and Planning Commission ("M-NCPPC") prepared the proposed sectional map amendment for review; and

WHEREAS, on October 30, 2025, the Prince George's County Planning Board of the M-NCPPC granted permission to print the proposed Port Towns Sectional Map Amendment pursuant to Section 27-3502(d); and

WHEREAS, on February 19, 2026, the Planning Director released the proposed Port Towns Sectional Map Amendment; and

WHEREAS, on May 11, 2026, the District Council and the Planning Board held a duly-advertised joint public hearing on the proposed Port Towns Sectional Map Amendment; and

WHEREAS, on July 23, 2026, pursuant to Sections 27-3502(f)(3) and 27-3503(b)(4)(C) 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 endorsed

the proposed Port Towns Sectional Map Amendment with amendments in response to the public hearing testimony as described in Prince George's County Planning Board Resolution PGCPB No. 2026-049; and

WHEREAS, the endorsed Port Towns Sectional Map Amendment, Prince George's County Planning Board Resolution PGCPB No. 2026-049 and other supporting documents were transmitted to the District Council on September 9, 2026; and

WHEREAS, on September 22, 2026, the District Council held a public work session, convened as the Committee of the Whole, to review the Endorsed Port Towns Sectional Map Amendment and public hearing 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 Sectional Map Amendment; and

WHEREAS, on October 20, 2026, the District Council adopted Resolution CR-113-2026, approving the Port Towns Sector Plan; and

WHEREAS, this Sectional Map Amendment contains neither any: 1) rezoning prohibited by Section 27-3503(a)(4) of the Zoning Ordinance; nor 2) rezoning to a less intense category that is restricted by Section 27-3503(a)(5) of the Zoning Ordinance; and

WHEREAS, pursuant to Section 27-3503(b)(5)(A) of the Zoning Ordinance, the District Council has considered the factors listed in Section 27-3503(b)(5)(A)(i)–(ix) of the Zoning Ordinance and finds that this Sectional Map Amendment conforms the principles of orderly, comprehensive land use planning and staged development, and is based on the General Plan, applicable Functional Master Plans, and the Approved Port Towns Sector Plan; 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 Sectional Map Amendment, as endorsed by the Planning Board within PGCPB No. 2026-049 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 sectional map amendment to correct identified errors, reflect updated information and revisions, and otherwise incorporate the change reflected in this Resolution, Errata Sheet, and PGCPB No. 2026-049.

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