

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

2026 Legislative Session

Resolution No. CR-119-2026

Proposed by Council Members Harrison, Ivey, and Adams

Introduced by _____

Co-Sponsors _____

Date of Introduction October 27, 2026

RESOLUTION

1 A **RESOLUTION** concerning

2 The Minor Plan Amendment to the 2013 *Approved Central Branch Avenue Corridor*
 3 *Revitalization Sector Plan* - Approval

4 For the purpose of approving, with amendments based on the joint public hearing record of
 5 testimony, as an Act of the County Council of Prince George's County, Maryland sitting as the
 6 District Council for that part of the Maryland-Washington Regional District in Prince George's
 7 County, the Minor Plan Amendment to the 2013 *Approved Central Branch Avenue Corridor*
 8 *Revitalization Sector Plan* thereby approving an updated vision to guide growth and
 9 redevelopment within Planning Area 81A, including the unincorporated community of Clinton.

10 **WHEREAS**, on May 5, 2026, the County Council of Prince George's County,
 11 Maryland, sitting as the District Council, adopted Council Resolution CR-035-2026, thereby
 12 directing the initiation and preparation of a new Minor Plan Amendment and concurrent
 13 Sectional Map Amendment by the Planning Director and Planning Board of the Maryland-
 14 National Capital Park and Planning Commission, pursuant to Section 27-3502(i)(1) and Section
 15 27-3503(b)(1)(A) of the Zoning Ordinance; and

16 **WHEREAS**, the Minor Plan Amendment will replace in part the 2013 *Approved Central*
 17 *Branch Avenue Corridor Revitalization Sector Plan*; and

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

20 **WHEREAS**, the planning staff of the Maryland-National Capital Park and Planning
 21 Commission engaged community leaders and residents, business and property owners, nonprofit

1 organizations, and developers, as well as municipal, County, State and Regional agencies, as part
2 of the creation of the Medical Innovation Campus Feasibility Study; and

3 **WHEREAS**, the District Council finds that the proposed minor amendments will fall
4 within the parameters authorized by the provisions of 27-3502(i)(2) of the Zoning Ordinance, as
5 the amendments proposed herein are limited to a geographic area which is not more than fifty
6 (50) percent of the applicable plan area, and not limited to a single parcel of land or landowner;
7 and either address specific issues regarding public planning objectives or correct errors in the
8 map or text of the plan; and

9 **WHEREAS**, the District Council finds that the proposed minor amendments will not
10 violate Section 27-3502(i)(3) of the Zoning Ordinance, as the amendments proposed herein will
11 not: (A) Rezone any land, unless a sectional map amendment is prepared and approved with the
12 minor plan amendment; (B) Change a General Plan center designation; (C) Make any
13 amendment that would require major transportation or public facilities analysis or revise water
14 and sewer classification; or (D) Amend the County's growth boundary; and

15 **WHEREAS**, the District Council and the Planning Board held a duly-advertised joint
16 public hearing on the Preliminary Minor Plan Amendment to the 2013 *Central Branch Avenue*
17 *Corridor Revitalization Sector Plan* and its concurrent Sectional Map Amendment on June 29,
18 2026; and

19 **WHEREAS**, on September 17, 2026, pursuant to Section 27-3502(f)(3) of the Zoning
20 Ordinance, the Planning Board voted to accept into the public hearing record one (1) piece of
21 testimony received by the Clerk of the County Council after the close of record at 5:00 p.m. on
22 July 14, 2026 (Exhibit T-1 to Planning Board Resolution PGCPB Nos. 2026-060 and 2026-061);
23 and

24 **WHEREAS**, on September 17, 2026, the Prince George's County Planning Board held a
25 public work session to review the analysis of testimony, transcripts, oral testimony provided at
26 the Joint Public Hearing on June 29, 2026, and written testimony (exhibits) contained within the
27 hearing record; and

28 **WHEREAS**, on September 17, 2026, the Prince George's County Planning Board adopted
29 the Preliminary Minor Plan Amendment to the 2013 *Central Branch Avenue Corridor*
30 *Revitalization Sector Plan* with amendments in response to the public hearing testimony as
31 described in Prince George's County Planning Board Resolution PGCPB No. 2026-60; and

1 **WHEREAS**, the Adopted Minor Plan Amendment to the 2013 *Central Branch Avenue*
 2 *Corridor Revitalization Sector Plan*, Prince George’s County Planning Board Resolution
 3 PGCPB No. 2026-60 and other supporting documents were transmitted to the District Council on
 4 September 22, 2026; and

5 **WHEREAS**, on September 29, 2026 the District Council held a public work session(s),
 6 convened as the Committee of the Whole, to review the Adopted Minor Plan Amendment to the
 7 2013 *Central Branch Avenue Corridor Revitalization Sector Plan* and analysis of testimony; and

8 **WHEREAS**, on September 29, 2026, by favorable Committee of the Whole, the Council
 9 directed County Council staff to prepare a Resolution of Approval for the Minor Plan
 10 Amendment to the 2013 *Central Branch Avenue Corridor Revitalization Sector Plan*; and

11 **WHEREAS**, upon approval by the District Council, the Central Branch Avenue Corridor
 12 Revitalization Sector Plan Minor Plan Amendment will replace in part the 2013 *Approved*
 13 *Central Branch Avenue Corridor Revitalization Sector Plan*; and

14 **WHEREAS**, a sectional map amendment was prepared concurrently with this minor plan
 15 amendment; and

16 **WHEREAS**, in accordance with Section 27-3502(i)(8) of the Zoning Ordinance, the
 17 District Council has considered all factors relevant to protecting the health, safety, and welfare of
 18 the citizens of the County with respect to this minor plan amendment; and

19 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Prince George’s
 20 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
 21 Regional District in Prince George’s County, Maryland, that the Minor Plan Amendment to the
 22 2013 *Central Branch Avenue Corridor Revitalization Sector Plan*, as adopted by the Planning
 23 Board within PGCPB No. 2026-60 on September 17, 2026, is hereby APPROVED.

24 **BE IT FURTHER RESOLVED** that the planning staff is hereby authorized to make
 25 appropriate textual and graphical revisions to the plan to correct identified errors, reflect updated
 26 information and revisions, and otherwise incorporate the change reflected in this Resolution,
 27 Errata Sheet, and PGCPB No. 2026-60.

28 **BE IT FURTHER RESOLVED** that the provisions of this Resolution are severable. If
 29 any provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid,
 30 unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or
 31 unenforceability shall not affect or impair any of the remaining provision sentences, clauses,

1 sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or
2 circumstances. It is hereby declared to be legislative intent that this Resolution would have been
3 adopted as such illegal, invalid, unconstitutional, or unenforceable provision, sentence, clause,
4 section, zone, zoning map, or part had not been included therein.

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

Adopted this 27th 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 Brown
Clerk of the Council