

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

2026 Legislative Session

Resolution No. _____

CR-120-2026

Proposed by _____

Council Members Harrison, Ivey and Adams

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

October 13, 2026

RESOLUTION

A **RESOLUTION** concerning

The 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* - Sectional

Map Amendment – Approval

For the purpose of approving, with amendments 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 Sectional Map Amendment to the 2013 *Central Branch Avenue Corridor Revitalization Sector Plan*, thereby setting forth and adopting detailed zoning proposals for the Central Branch Avenue Plan Area, comprised of Planning Areas 76A (The Heights), 76B (Henson Creek), and 81A (Clinton & Vicinity), an area generally defined as extending from the intersection of MD 5 (Branch Avenue) and MD 414 (St. Barnabas Road) in the north to the Southern Maryland Hospital Center (Surratts Road and Branch Avenue) in the south, with northeastern and eastern boundaries along Suitland Parkway, MD 337 (Allentown Road), and MD 223 (Woodyard Road) including the Town of Morningside and the portions of the unincorporated community of Clinton; and

WHEREAS, upon approval by the District Council, this SMA will amend the Prince George's County Zoning Map for portions of Planning Areas 76A, 76B, and 81A; and

WHEREAS no sectional map amendment has been adopted to implement the recommendations of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*; and

WHEREAS, amendments to the Zoning Map are necessary to implement, and bring the

1 zoning of Planning Areas 76A, 76B, and 81A, into conformance with, the 2013 *Approved*
2 *Central Branch Avenue Corridor Revitalization Sector Plan* as amended by the concurrent minor
3 plan amendment; and

4 **WHEREAS**, pursuant to Section 27-3502(i)(1) of the Zoning Ordinance, a sectional map
5 amendment may be prepared for concurrent review and approval with the adoption of a minor
6 plan amendment to an Area Master Plan or Sector Plan; and

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

13 **WHEREAS**, the Sectional Map Amendment to the 2013 *Central Branch Avenue*
14 *Corridor Revitalization Sector Plan* was initiated to implement the comprehensive zoning
15 recommendations of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector*
16 *Plan*, and ensure that future development is consistent with County policies; and

17 **WHEREAS**, on September 17, 2026, the Planning Board adopted the Preliminary Minor
18 Plan Amendment to the 2013 *Central Branch Avenue Corridor Revitalization Sector Plan* in
19 response to the public hearing testimony as described in Prince George's County Planning Board
20 Resolution PGCPB No. 2026-060; and

21 **WHEREAS**, on October 13, 2026, the District Council adopted resolution CR-XXX-
22 2026, approving the Minor Plan Amendment to the 2013 *Central Branch Avenue Corridor*
23 *Revitalization Sector Plan*; and

24 **WHEREAS**, the boundaries of this Sectional Map Amendment are the same as the
25 boundaries of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*;
26 and

27 **WHEREAS**, the Planning Board of the Maryland-National Capital Park and Planning
28 Commission, accepted requests for rezoning until the close of record after the Joint Public
29 Hearing, pursuant to Section 27-3503(b)(1)(C) of the Zoning Ordinance; and

30 **WHEREAS**, the Planning Director of the Maryland-National Capital Park and Planning
31 Commission, prepared and released the Proposed Sectional Map Amendment for the 2013

1 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* on May 20, 2026,
 2 pursuant to Section 27-3503(b)(2) of the Zoning Ordinance; and

3 **WHEREAS**, the District Council and the Planning Board held a duly-advertised joint
 4 public hearing on the Proposed Sectional Map Amendment for the 2013 *Approved Central*
 5 *Branch Avenue Corridor Revitalization Sector Plan* on June 29, 2026; and

6 **WHEREAS**, on September 17, 2026, the Planning Board held a work session to consider
 7 the recommendations and public hearing testimony; and

8 **WHEREAS**, on September 17, 2026, the Planning Board endorsed the proposed Sectional
 9 Map Amendment for the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector*
 10 *Plan* with revisions in response to the public hearing testimony as described in Prince George's
 11 County Planning Board Resolution PGCPB No. 2026-61; and

12 **WHEREAS**, the Endorsed Sectional Map Amendment for the 2013 *Approved Central*
 13 *Branch Avenue Corridor Revitalization Sector Plan*, Prince George's County Planning Board
 14 Resolution PGCPB No. 2026-61 and other supporting documents were transmitted to the District
 15 Council on September 22, 2026; and

16 **WHEREAS**, on September 29, 2026, the District Council held a work session to review the
 17 Endorsed Sectional Map Amendment for the 2013 *Approved Central Branch Avenue Corridor*
 18 *Revitalization Sector Plan* and public hearing testimony; and

19 **WHEREAS**, the endorsed Sectional Map Amendment contains no rezoning prohibited by
 20 Section 27-3503(a)(4) of the Zoning Ordinance; and

21 **WHEREAS**, in compliance with Section 27-3503(a)(5), all proposed rezonings to a less
 22 intense category: 1) are not for property that has been zoned by zoning map amendment within
 23 five (5) years prior to the initiation of the sectional map amendment or during the period between
 24 initiation and transmittal to the District Council; and 2) either do not result in a nonconforming
 25 use or do, but there is a significant public benefit to be served by the zoning based on facts
 26 peculiar to the subject property and the immediate neighborhood;

27 **WHEREAS**, the District Council finds that the Endorsed Sectional Map Amendment
 28 conforms to the principles of orderly, comprehensive land use planning and staged development,
 29 and is based on the General Plan, the 2013 *Approved Central Branch Avenue Corridor*
 30 *Revitalization Sector Plan*, as amended by the minor plan amendment, and the applicable
 31 functional master plans;

1 **WHEREAS**, the District Council has considered those factors listed in Section 27-
2 3503(b)(5)(A) of the Zoning Ordinance; and **WHEREAS**, on October 6, 2026, the District
3 Council voted favorably to direct County Council staff to prepare Council Resolution CR-XXX-
4 2026; and

5 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Prince George's
6 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
7 Regional District in Prince George's County, Maryland, that the Sectional Map Amendment for
8 the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, as endorsed by
9 the Planning Board within PGCPB No. 2026-61 on September 17, 2026, is hereby APPROVED.

10 **BE IT FURTHER RESOLVED** that the planning staff is hereby authorized to make
11 appropriate textual and graphical revisions to the sectional map amendment to correct identified
12 errors, reflect updated information and revisions, and otherwise incorporate the change reflected
13 in this Resolution, Errata Sheet, and PGCPB No. 2026-61.

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

22 **BE IT FURTHER RESOLVED** that this Resolution shall take effect on the date of its
23 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