

October 23, 2025

The Honorable Edward P. Burroughs, III
Chair, Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, MD 20774

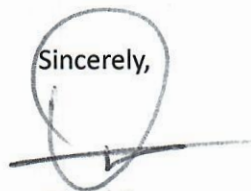
**RE: Transmittal of the Planning Board
Comments on Revisions to the 2025
*Adopted West Hyattsville-Queens Chapel
Sector Plan and Endorsed SMA***

Dear Chair Burroughs:

The Prince George's County Planning Board appreciates the opportunity to transmit comments on the proposed revisions to the 2025 *Adopted West Hyattsville-Queens Chapel Sector Plan and Endorsed Sectional Map Amendment* received on October 17, 2025, and transmits its comments on the revisions. The Planning Board's comments are set forth below in Table 1. The Planning Board generally opposes the revisions to the sector plan and the sectional map amendment.

If you have any questions or require additional information, please do not hesitate to contact me, or Thomas Lester, Project Manager, Community Planning Division at thomas.lester@ppd.mncppc.org or 301-952-3756.

Sincerely,



Darryl Barnes
Chairman

Table 1. Summary of and Comments on Revisions

No.	Summary	Relevant ZC/Policies	Exhibit(s)/Speaker(s)
1	<u>PLAN</u> Revises the Future Land Use Map under LU 1.1 to recommend Institutional uses at 2130 Chillum Road, Hyattsville, MD 20782 (Tax IDs 1976596 (Parcel 113)). Deletes LU 7.4 that recommends mixed-use land use, and revises LU 7.5 to recommend Industrial/ Employment (IE) Zone instead of the Local Transit-Oriented-Edge.	<u>PLAN</u> LU 1.1 / Map 9 LU 7.4 LU 7.5 <u>SMA</u> ZC 38	V12/Midgett S. Parker; Attorney, Law Office of Midgett S. Parker, P.A.; representing Washington Gas Light Property V13/Brandon Todd, Senior Director for Corporate Public Policy, Washington Gas Light Company
1	<u>SMA</u> Revises Zoning Change (ZC) 38 in the Endorsed SMA to rezone the property located at 2130 Chillum Road, Hyattsville, MD 20782 (Tax IDs 1976596 (Parcel 113)) from the Agriculture and Preservation (AG) Zone to the Industrial/Employment (IE) Zone, instead of the Local Transit-Oriented-Edge (LTO-E) Zone.		

Planning Board's Response

Oppose. The Planning Board recommends retaining the zoning and future land use recommendations in the SMA and sector plan as originally endorsed and adopted by the Planning Board on September 11, 2025, and does not support the recommended revisions. While it is unlikely that the Washington Gas property at 2130 Chillum Road, Hyattsville, MD 20782 will be decommissioned in the foreseeable future, it is prudent to plan for the possibility of such a transition. This is especially important given that Washington Gas is not subject to zoning regulations and can continue its current operations without the rezoning. This zoning change is particularly important given the property's strategic location near a Metro station which is a significant asset for future redevelopment opportunities. Further analysis on the zoning and land use recommendations for this property can be found in Section II.B2 of the Analysis of Testimony transmitted to the Council on September 30, 2025. In sum, the Planning Board maintains its recommendation for the Local Transit-Oriented – Edge (LTO-E) Zone and mixed-use future land use for the subject property.

cc: Prince George's County Council Members
Donna J. Brown, Clerk of the Prince George's County Council
Lakisha Hull, AICP, LEED AP BD+C, Planning Director
James R. Hunt, MPA, Deputy Planning Director of Operations
David Warner, Esq., Principal Counsel, Office of the General Counsel
Sarah Benton, AICP, Supervisor, Long-Range Planning Section, Community Planning Division
Thomas Lester, Planner IV, Master Plans and Studies Section, Community Planning Division
Justin Thornton, Planner II, Master Plans and Studies Section, Community Planning Division